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**Selection of Schedules**

The following is an alphabetical list of various commercial and industrial improvements. The list shows the use-type from Schedule A or, if Schedule A does not apply, the proper schedule to be used in computing the replacement cost. The list refers to commercial and industrial type construction. If the improvement involved is either a dwelling or a converted dwelling, it would be more appropriate to use the residential pricing schedules in computing the replacement cost. The following is the alphabetical listing:

- Airport facilities as follows:
  - Cargo facilities — GCI warehouse.
  - Maintenance and service buildings — GCI small shop.
  - Passenger terminals, ground floor — GCM hotel/motel service.
  - Passenger terminals, upper floor — GCM general office.
- Apartments as follows:
  - Commercial flats, one (1) through three (3) stories and wood joist framing — GCR apartment unit.
  - Commercial flats, four (4) or more stories — GCM apartment unit.
  - Club house — GCR service.
  - Elevator apartments, one (1) through three (3) stories and wood joist framing — GCR apartment unit.
  - Elevator apartments, four (4) or more stories — GCM apartment unit.
  - Fireproof steel apartments — GCM apartment unit.
  - Fire resistant apartments — GCM apartment unit.
  - Reinforced concrete apartments — GCM apartment unit.
  - Walk-up wood joist framed apartments — GCR apartment unit.
  - Service areas "1" — GCR motel service.
- Arenas — Schedule G.
- Auditoriums — GCM theater.
- Auto and truck agencies as follows:
  - Administrative offices as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Body shop — "1" — GCI commercial garage.
  - Parts storage — "1" — GCI utility storage.
  - Service garage — GCM auto service.
  - Showrooms — GCM auto showroom.
- Auto and truck repair as follows:
  - Auto agencies service departments — GCM auto service.
  - Body shops — "1" — GCI commercial garage.
  - Department store centers — GCM auto service.
  - Franchise type centers — GCM auto service.

- Small private garages — GCM utility storage.
- Truck terminal garage — GCI small shop.
- Industrial related garages — GCI small shop.
- Bakeries — GCM general retail.
- Banks as follows:
  - One story wood joist framing — GCR bank.
  - Multi-story or fire resistant, reinforced concrete, or fire-proof steel framing — GCM bank.
- Barber shops — GCM general retail.
- Bars and grills — GCM general retail.
- Beauty shops — GCM general retail.
- Boat garages or storage — GCM utility storage.
- Boat sales and service — GCM general retail and utility storage.
- Body shops — GCI commercial garage.
- Bottling plants as follows:
  - Administrative office — GCI office.
  - Processing facilities — GCI manufacturing.
- Bowling alleys — GCM bowling alley.
- Bulk plants as follows:
  - Administrative offices — GCI office.
  - Maintenance and service facilities — GCI small shop.
  - Processing facilities — GCI manufacturing.
  - Tanks — Schedule G.
- Bus terminals as follows:
  - Inter-city — GCM hotel/motel service.
  - Urban-suburban — GCM general retail.
- Carry outs — GCM general retail and utility storage.
- Car washes as follows:
  - Auto wash — GCM car wash auto.
  - Drive-through — Schedule G.
- Churches — GCM theater.
- City clubs — GCM hotel.
- City halls as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Class and lectures as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Classroom multipurpose as follows:
  - One story wood joist framing — GCR general office.

- Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Club houses — GCR service.
- Cold storage — GCI small shop.
- College facilities as follows:
  - Class and lecture as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Laboratory as follows:
    - One store wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Student union as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Community recreational centers as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Condominiums as follows:
  - One (1) through three (3) stories and wood joist framing — GCR apartment unit.
  - Four (4) or more stories — GCM apartment unit.
  - Residential row type — Residential Schedule A.
- Convenience markets — GCM convenience market.
- Convents — GCM apartment.
- Correctional institutions as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Country clubs — GCM hotel service.
- Courthouses as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Credit unions as follows:
  - One story wood joist framing — GCR bank.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing - GCM bank.
- Dairies as follows:
  - Administrative offices — GCI office.

- Plant — GCI manufacturing.
- Small retail type -"2" — GCM general retail and utility storage.
- Data processing centers -"3" as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Day care centers as follows:
  - Commercial type as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
    - Residential type — Residential Schedule A.
- Dental laboratories as follows:
  - One story wood joist framing — GCR medical office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Dental offices as follows:
  - One story wood joist framing — GCR medical office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Department stores — GCM department stores.
- Discount stores — GCM discount.
- Dispensaries as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Dock facilities — Schedule E.
- Dormitories — GCM apartment.
- Drive-in theaters — Schedule G.
- Drug stores — GCM general retail.
- Dry cleaners as follows:
  - Administrative office — GCI office.
  - Plant — GCI small shop.
  - Small retail type — GCM general retail and utility storage "2".
- Electric generation as follows:
  - Auxiliary maintenance and service buildings — GCI small shop.
  - Processing facility — GCI power generating plant.
- Emergency medical centers as follows:
  - One story wood joist framing — GCR medical office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Factories — GCI manufacturing.

- Financial offices as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Fire stations — GCI office.
- Food and beverage processing facilities as follows:
  - Administrative offices — GCI office.
  - Plant — GCI manufacturing.
- Fraternal associations as follows:
  - Administrative offices as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Assembly hall — GCM theater.
  - Dining areas — GCM dining lounge.
- Fraternity houses as follows:
  - Residential type — Residential Schedule A.
  - Modern high rise — GCM apartment.
- Funeral homes as follows:
  - Residential type — Residential Schedule A.
  - Designed as follows:
    - One (1) through three (3) stories and wood joist framing — GCR funeral home.
    - Four (4) or more stories — GCM funeral home.
- Furniture marts as follows:
  - Sales area — GCM discount.
  - Warehouse area — GCM utility storage.
- Garage as follows:
  - Residential type — Yard improvement rule.
  - Commercial type — Commercial garage schedule.
- Golfing facilities as follows:
  - Club houses, private course — GCM hotel service.
  - Club houses, public course — GCM general retail.
  - Driving ranges — Schedule G.
  - Miniature courses — Schedule G.
  - Regulation play — Schedule G.
  - Short play — Schedule G.
- Governmental offices as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Grain elevators — Grain elevator schedule.

- Greenhouses as follows:
  - Commercial type — Schedule G.
  - Residential type — Residential Schedule G.
- Gymnasiums — GCM theater.
- Hangars — GCI hangar.
- Health clubs — GCM health club.
- Hospitals as follows:
  - Convalescent as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Full line as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Hotels, resort lodge, as follows:
  - Guest rooms — GCM hotel/motel units.
  - Service — GCM hotel/motel service.
- Ice skating rinks — GCM ice rink.
- Industrial facilities as follows:
  - Administrative offices — GCI office.
  - Maintenance and service — "1" — GCI small shop.
  - Manufacturing, processing, and assembly — GCI manufacturing.
  - Receiving and storage — "1" — GCI warehouse.
- Labor associations as follows:
  - Administrative offices as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Assembly halls — GCM theater.
- Laundromats — GCM general retail.
- Libraries as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Lounges — GCM dining lounge.
- Maintenance and service shops — GCI small shop.
- Mall enclosures — Mall concourse area schedule.
- Manufacturing facilities as follows:
  - Manufacturing, processing, and assembly — GCI manufacturing.
  - Small shops — GCI small shop.
- Marinas as follows:

- Boat sales — GCM general retail.
- Boat service — GCM utility storage.
- Boat garages or storage — GCM utility storage.
- Medical clinics as follows:
  - Full line — See hospitals.
  - Limited service as follows:
    - One story wood joist framing — GCR medical office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
  - Special purpose as follows:
    - One story wood joist framing — GCR medical office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
  - Multipurpose as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Mini-warehouses — GCI mini-warehouse.
- Mobile home parks — commercial yard improvement rule.
- Motels as follows:
  - Low-rise walk-up type and wood joist framing — GCR motel units.
  - Elevator types as follows:
    - One (1) through three (3) stories and wood joist framing — GCR motel units.
    - Four (4) or more stories — GCM hotel/motel units.
  - Service as follows:
    - One (1) through (3) stories and wood joist framing — GCR motel service.
    - Four (4) or more stories — GCM hotel/motel service.
- Museums as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Night clubs — GCM dining lounge.
- Nursery schools as follows:
  - Residential type — Residential Schedule A.
  - Commercial type as follows:
    - One story wood joist — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Nursing homes as follows:
  - One (1) through three (3) stories and wood joist framing — GCR nursing home.



- Four (4) or more stories — GCM nursing home.
- Offices as follows:
  - Governmental as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Multipurpose as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Special purpose — GCI office.
  - Medical as follows:
    - One story wood joist framing — GCR medical office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Open lumber storage — GCM utility storage (adjust for lack of walls and interior components).
- Parking garages — GCM parking garage.
- Photo labs as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Police stations — GCI office.
- Post offices as follows:
  - Designed as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Rural type — GCM general retail.
  - Residential type — Residential Schedule A.
- Printing and publishing facilities as follows:
  - Administrative offices — GCI office.
  - Plants — GCI manufacturing.
  - Small commercial type — GCI small shop.
- Racquetball court building — GCM health club.
- Radio and television stations as follows:
  - Building — GCI office "4".
  - Small transmitting buildings as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Rectories — GCM apartment.
- Research and development facilities — GCI research/development.

- Reservoirs — Schedule G.
- Restaurants as follows:
  - Special purpose designs, supper club type — GCM dining lounge.
  - Multipurpose designs, neighborhood type — GCM general retail.
  - Fast food — Fast food schedule.
- Roller rinks — GCM bowling alley.
- Savings and loan as follows:
  - One story wood joist framing — GCR bank.
  - Multi-story or fire resistant, reinforced concrete, or fire-proof steel framing - GCM bank.
- Schools as follows:
  - Grades one (1) through twelve (12) as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
  - Grades thirteen (13) plus as follows:
    - One story wood joist framing — GCR general office.
    - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Service stations — Service station schedule.
- Showrooms as follows:
  - Auto agency — GCM auto showroom.
  - Auto service center — GCM auto service.
- Small shops — GCI small shop.
- Steam generating plants as follows:
  - Auxiliary maintenance and service buildings — GCI small shop.
  - Processing facility — GCI power generating plant.
- Storage — GCM utility storage.
- Stores as follows:
  - Bake shops — GCM general retail and utility storage "2".
  - Beverage carry-outs — GCM general retail and utility storage "2".
  - Drug stores — GCM general retail.
  - Personal service shops — GCM general retail.
- Student unions as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Supper clubs — GCM dining lounge.
- Swimming pools as follows:
  - Commercial — Schedule G.
  - Residential — Residential Schedule G.
  - Pool enclosure as follows:

- Residential type — Residential Schedule G.
- Commercial type — GCM general retail.
- Synagogues and temples — See churches.
- Taverns, neighborhood type — GCM general retail.
- Telephone exchange offices as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Tennis barns — GCM health club.
- Theaters as follows:
  - Community, live performance — GCM theater.
  - Drive-in — Schedule G.
  - Metropolitan, live performance or movie — GCM theater.
  - Suburban, movie — GCM theater.
- Town halls as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Trailer courts — Yard improvement rule.
- Truck terminals, dock type and back-in type — GCI truck terminal.
- Tunnels — Basement rates from GCM or GCI, calculate using tunnel PAR.
- University facilities — See college facilities.
- Veterinary hospitals as follows:
  - One story wood joist framing — GCR general office.
  - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Warehouses — GCI warehouse.
- Water storage tanks — Schedule G.
- Youth hostels — GCR nursing home.
  
- **Note:** If an item listed in the Selection of Schedules section contains a number, such as “1”, it means the following:
  - "1" means if priced as a separate building, section, or floor.
  - "2" means calculated percentage of each.
  - "3" means generally requires a floor adjustment from Schedule C.
  - "4" means a plus or minus design consideration.

# Commercial and Industrial Cost Schedules

# Appendix G

## Schedule A.1

### GCM Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant											1 3 4 Wood Rein F P Jst Conc Steel		
					1	2	3	4	5	6	7	8	9	10	+1	(-)	(+)	(+)
Sub	UF	Parking	8'	2	24.61	27.25	30.52	35.18	37.22	40.99	45.67	52.49	57.39	63.51	11.36	11.65	10.31	11.59
Bsmt																		
Bsmt	UF	Utility/Storage	9'	1	16.43	17.55	19.04	21.33	22.01	23.65	25.84	29.06	31.30	34.17	6.08	7.88	7.01	7.83
				2	17.21	19.16	21.59	24.86	26.53	29.22	32.55	37.13	40.48	44.62	7.26	9.54	8.11	9.06
		Stand Alone	9'	1	20.61	22.56	25.10	28.43	30.11	32.79	36.13	40.94	44.36	48.60	7.44	7.83	8.09	9.03
		Basement		2	21.40	24.17	27.65	31.96	34.64	38.37	42.83	49.01	53.54	59.05	8.63	9.53	8.96	10.00
		Parking Garage	8'	2	20.42	22.24	24.47	28.07	29.12	31.85	35.38	40.61	44.32	49.08	9.99	9.67	8.00	9.00
FO		General Retail	12'	1	38.47	40.79	44.26	48.49	50.49	53.66	57.64	63.35	67.22	72.03	8.05	9.02	8.23	9.30
				2	53.03	56.45	61.61	67.33	70.74	75.22	80.68	88.26	93.43	99.70	8.82	10.43	9.55	10.80
		Dinning/Lounge	10'	1	52.03	54.39	58.34	62.80	64.94	68.08	72.08	77.90	81.66	86.31	7.30	9.02	5.87	6.70
				2	52.88	56.15	61.13	66.67	69.89	74.17	79.41	86.74	91.70	97.74	8.59	10.44	6.47	7.35
FD		General Office	10'	1	57.09	58.33	59.32	61.28	63.09	64.86	68.78	74.47	78.16	82.73	7.27	7.89	6.36	7.24
				2	58.08	60.32	62.31	65.24	66.74	70.96	76.11	83.30	88.20	94.16	8.56	9.32	7.00	7.96
		Apartment	10'	1	36.39	38.25	41.20	44.76	46.33	48.87	52.12	56.86	59.99	63.90	6.68	8.37	8.49	7.84
				2	37.59	40.49	44.62	49.45	52.25	56.12	60.84	67.37	71.94	77.51	8.42	9.07	9.43	8.53
First	UF	Utility/Storage	14'	1	19.53	23.43	28.29	33.28	37.99	42.92	48.30	55.29	60.28	66.46	6.25	11.80	13.11	13.34
				2	21.02	26.49	33.13	39.99	46.60	53.51	61.03	70.63	77.73	86.30	8.50	13.06	14.51	14.75
		Parking Garage*	10'	1	18.94	21.61	24.86	28.93	31.55	35.19	39.33	45.30	49.33	54.63	8.17	11.60	12.59	12.87
				2	19.91	23.60	28.02	33.30	37.16	42.09	47.63	55.29	60.70	67.56	9.63	12.21	13.44	13.76
				4	18.07	21.26	25.04	29.68	32.93	37.22	42.07	48.84	53.58	59.68	8.96	11.74	12.91	12.84
SF		Car Wash Auto	12'	1	27.01	30.91	36.03	41.18	45.91	50.81	56.22	63.36	68.33	74.49	6.14	11.30	12.56	12.81
				2	28.24	33.44	40.03	46.72	53.01	59.55	66.73	76.03	82.73	90.87	7.99	12.57	13.96	14.24
		Ice Rink	18'	1	39.36	44.43	51.19	57.94	64.07	70.42	77.45	86.69	93.16	101.06	7.66	14.60	16.22	17.55
				2	41.37	48.56	57.72	66.98	75.66	84.70	94.63	107.38	116.68	127.82	10.69	13.31	14.80	16.00
		Auto Service	14'	1	33.71	38.06	43.89	49.70	54.96	60.43	66.47	74.45	79.98	86.80	6.65	12.79	14.23	14.47
				2	35.20	41.12	48.73	56.41	63.56	71.02	79.20	89.79	97.43	106.65	8.90	14.21	15.78	16.06
FO		Auto Showroom	14'	1	43.69	49.34	56.87	64.38	71.19	78.27	86.09	96.34	103.55	112.31	8.36	9.65	10.72	10.90
				2	45.18	52.39	61.71	71.09	79.80	88.86	98.83	111.68	121.00	132.15	10.61	10.83	12.04	12.25
		Bowling Alley	14'	1	44.38	49.25	55.94	62.55	68.42	74.50	81.26	90.24	96.40	103.95	7.21	9.47	10.52	11.47
				2	45.87	52.31	60.78	69.26	77.03	85.09	94.00	105.58	113.84	123.79	9.46	10.32	11.47	12.49
		Theater**	20'	1	56.39	62.73	71.39	79.94	87.54	95.38	104.15	115.57	123.59	133.29	9.06	11.40	12.67	13.65
				2	58.66	67.39	78.76	90.16	100.64	111.50	123.55	138.93	150.15	163.51	12.48	12.03	13.36	14.40
		Health Club***	12'	1	52.42	56.26	60.05	63.87	67.68	73.29	79.54	87.90	93.55	100.51	6.57	7.90	8.73	9.38
				2	53.85	59.11	64.33	69.55	74.78	82.03	90.05	100.57	107.95	116.89	8.43	9.08	9.41	10.12
		General Retail	14'	1	41.30	46.48	53.44	60.35	66.62	73.08	80.26	89.71	96.30	104.35	7.74	8.99	11.56	12.81
				2	42.79	49.54	58.29	67.06	75.22	83.67	92.99	105.05	113.75	124.20	9.99	10.49	12.52	13.86
		Discount	14'	1	39.70	44.51	50.97	57.42	63.17	69.12	75.76	84.43	90.50	97.93	7.19	10.20	11.33	12.55
				2	41.19	47.57	55.82	64.13	71.78	79.70	88.50	99.77	107.94	117.78	9.43	11.06	12.29	13.60
		Regional Shopping Center - mall shop	14'	1	41.67	46.88	53.88	60.83	67.12	73.62	80.83	90.33	96.96	105.05	7.77	9.67	10.74	11.89
				2	43.16	49.94	58.73	67.54	75.72	84.21	93.57	105.67	114.40	124.89	10.02	10.57	11.73	13.01
		Neighborhood Shopping Center	14'	1	40.83	45.99	52.92	59.81	66.05	72.49	79.64	89.06	95.64	103.67	7.73	10.23	11.37	12.60
				2	42.32	49.05	57.77	66.51	74.65	83.08	92.38	104.40	113.08	123.51	9.97	11.14	12.37	13.71
		Department Store	16'	1	52.13	57.32	62.42	67.56	72.67	79.71	87.56	97.75	104.97	113.72	8.35	11.37	12.64	11.90
				2	54.16	61.38	68.51	75.64	82.77	92.14	102.52	115.77	125.45	137.03	10.99	12.39	13.76	13.02
		Supermarket	14'	1	43.72	48.95	56.05	63.07	69.40	75.92	83.18	92.75	99.40	107.52	7.76	9.23	10.26	11.37
				2	45.21	52.01	60.89	69.78	78.00	86.51	95.92	108.09	116.85	127.37	10.01	10.05	11.16	12.37
		Convenience Market	12'	1	44.28	49.28	56.14	62.90	68.95	75.18	82.12	91.32	97.66	105.42	7.41	9.30	10.32	11.50
				2	45.51	51.80	60.14	68.44	76.05	83.92	92.64	103.99	112.07	121.81	9.26	9.93	11.03	12.27
		Dinning/Lounge	12'	1	54.99	59.86	66.91	73.74	79.63	85.70	92.51	101.65	107.77	115.29	6.98	5.82	8.66	9.63
				2	56.22	62.39	70.91	79.28	86.73	94.45	103.02	114.32	122.18	131.67	8.84	5.37	9.28	10.32
FD		Hotel - Motel Service	12'	1	55.04	59.93	66.99	73.81	79.72	85.77	92.57	101.72	107.84	115.36	6.98	8.41	9.34	10.03
				2	56.28	62.46	70.99	79.35	86.82	94.51	103.09	114.39	122.25	131.74	8.84	8.95	9.94	10.68
		Bank	14'	1	68.83	72.28	76.25	80.15	84.81	88.91	93.49	103.15	109.70	117.72	7.48	8.76	8.34	8.96
				2	70.74	76.03	81.82	87.47	92.56	98.83	106.23	118.49	127.15	137.56	9.73	9.14	9.12	9.79
		General Office	12'	1	60.72	64.72	68.67	72.66	76.64	82.64	89.35	98.36	104.41	111.85	6.95	6.84	9.97	10.74
				2	62.15	67.57	72.95	78.34	83.75	91.39	99.87	111.03	118.82	128.23	8.81	6.13	10.61	11.42
		Medical Office	12'	1	66.94	70.94	74.89	78.88	82.86	89.01	95.91	105.21	111.40	119.01	7.02	8.24	9.72	10.47
				2	68.37	73.79	79.17	84.56	89.97	97.76	106.43	117.88	125.81	135.39	8.87	7.53	10.31	11.11

## Appendix G

## Commercial and Industrial Cost Schedules

### Schedule A.1 (continued)

#### GCM Base Prices (continued)

2															1	3	4		
Fire Resistant															Wood	Rein	F P		
Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	6	7	8	9	10	+1	(-)	(+)	Steel (+)	
First	FD	Country Club	12'	1	60.99	65.96	73.28	80.31	86.31	92.44	99.37	108.73	114.92	122.52	6.96	5.28	9.71	10.43	
			2	62.22	68.48	77.28	85.85	93.41	101.19	109.88	121.39	129.32	138.91	8.81	4.83	10.29	11.06		
	Funeral Home	12'	1	55.68	60.51	67.53	74.31	80.15	86.13	92.87	101.94	107.99	115.43	6.89	5.29	9.75	10.48		
			2	56.91	63.04	71.53	79.85	87.25	94.88	103.39	114.61	122.40	131.81	8.75	4.84	10.39	11.17		
	Nursing Home	10'	1	51.33	55.72	62.11	68.29	73.59	79.03	85.13	93.39	98.85	105.61	6.26	6.89	9.91	10.68		
			2	52.31	57.71	65.26	72.66	79.20	85.93	93.43	103.39	110.22	118.54	7.72	6.19	10.37	11.17		
	Hotel- Motel Unit	10'	1	51.70	55.29	58.84	62.43	66.01	71.33	77.27	85.23	90.57	97.17	6.17	8.23	9.57	10.32		
			2	52.82	57.54	62.22	66.91	71.61	78.23	85.57	95.23	101.94	110.10	7.63	8.70	10.02	10.80		
	Apartment	10'	1	38.47	42.54	48.17	53.73	58.65	63.73	69.37	76.92	82.02	88.35	6.02	6.68	9.48	10.23		
			2	39.45	44.53	51.33	58.10	64.25	70.63	77.67	86.92	93.39	101.27	7.48	7.17	10.11	10.78		
Wall Hgt.	UF	+/-	1'	1	0.15	0.25	0.35	0.47	0.58	0.70	0.82	0.98	1.10	1.25	0.13	0.15	0.16	0.15	
				2	0.28	0.51	0.78	1.05	1.33	1.62	1.93	2.32	2.62	2.98	0.33	0.27	0.30	0.29	
	SF	+/-	1'	1	0.46	0.56	0.66	0.77	0.88	0.99	1.12	1.27	1.40	1.54	0.13	0.17	0.19	0.18	
				2	0.59	0.82	1.08	1.35	1.63	1.92	2.23	2.61	2.91	3.26	0.33	0.30	0.33	0.32	
	FO	+/-	1'	1	0.37	0.47	0.59	0.71	0.83	0.95	1.09	1.26	1.39	1.54	0.13	0.13	0.14	0.13	
				2	0.50	0.73	1.01	1.30	1.58	1.88	2.20	2.59	2.91	3.27	0.33	0.18	0.20	0.21	
	FD	+/-	1'	1	0.73	0.84	0.98	1.12	1.25	1.38	1.53	1.72	1.86	2.02	0.14	0.13	0.14	0.14	
				2	0.86	1.11	1.40	1.71	2.00	2.31	2.64	3.06	3.38	3.75	0.33	0.17	0.19	0.20	
	Upper	UF	Utility/Storage	12'	1	16.87	19.13	21.93	25.44	27.57	30.65	34.26	39.21	42.85	47.28	6.66	8.09	8.99	9.78
				2	18.22	21.89	26.31	31.50	35.34	40.23	45.77	53.09	58.62	65.23	8.69	9.23	10.26	11.14	
Parking Garage*			10'	1	16.87	18.19	19.74	22.68	23.06	25.22	28.00	32.41	35.48	39.49	8.99	11.97	13.01	13.29	
				2	19.91	23.60	28.02	33.30	37.16	42.09	47.63	55.29	60.70	67.56	9.63	12.21	13.44	13.76	
		4	18.07	21.26	25.04	29.68	32.93	37.22	42.07	48.84	53.58	59.68	8.96	11.74	12.91	12.84			
FO		Health Club***	12'	1	50.03	52.38	54.53	57.43	60.41	63.29	68.16	74.95	79.61	85.26	7.31	5.87	6.53	7.27	
			2	51.59	55.50	59.22	63.65	66.94	72.87	79.68	88.82	95.39	103.20	9.34	6.50	7.22	8.04		
		General Retail	12'	1	38.04	41.14	45.55	50.47	53.62	57.72	62.52	69.19	73.83	79.45	7.38	7.85	8.72	9.89	
			2	39.39	43.91	49.93	56.54	61.39	67.29	74.04	83.06	89.61	97.40	9.41	8.53	9.48	10.74		
		Mall Shops	14'	1	39.47	43.30	48.57	54.36	58.38	63.37	69.18	77.09	82.72	89.48	8.56	7.31	8.13	9.17	
			2	41.08	46.60	53.79	61.59	67.66	74.79	82.92	93.63	101.53	110.88	10.98	8.22	9.13	10.29		
		Department Store	14'	1	48.09	50.92	53.56	56.93	60.39	63.77	69.16	76.56	81.75	88.00	7.92	8.49	9.44	10.08	
			2	49.96	54.65	59.16	64.35	68.42	75.18	82.90	93.10	100.56	109.40	10.34	9.08	10.10	10.78		
		Dinning/Lounge	12'	1	52.92	56.43	61.76	67.45	71.09	75.68	81.09	88.64	93.76	99.93	7.64	5.77	6.41	7.28	
			2	54.27	59.20	66.14	73.51	78.87	85.25	92.61	102.51	109.53	117.87	9.67	6.33	7.04	7.98		
FD		Hotel- Motel Service	12'	1	52.97	56.49	61.81	67.50	71.15	75.74	81.15	88.70	93.82	100.00	7.64	6.77	7.54	8.36	
			2	54.32	59.25	66.19	73.57	78.93	85.31	92.67	102.58	109.60	117.94	9.67	7.30	8.12	9.02		
		General Office	12'	1	51.57	53.79	58.97	64.53	68.11	72.62	77.94	85.35	90.40	96.49	7.61	6.71	7.45	8.44	
				2	52.32	56.56	63.35	70.60	75.88	82.19	89.45	99.22	106.17	114.43	9.64	7.27	8.08	9.15	
		Medical Office	11'	1	54.72	58.11	63.34	68.91	72.40	76.81	82.04	89.40	94.34	100.30	7.40	6.36	7.06	8.03	
				2	55.94	60.60	67.30	74.39	79.43	85.46	92.45	101.94	108.59	116.51	9.24	6.83	7.58	8.63	
		Nursing Home	10'	1	49.27	52.29	56.96	62.00	65.05	69.03	73.75	80.44	84.92	90.36	7.00	6.65	7.39	8.24	
				2	50.36	54.52	60.49	66.90	71.33	76.75	83.05	91.64	97.66	104.85	8.63	7.10	7.89	8.79	
		Motel Units	10'	1	48.27	51.43	53.35	56.01	58.73	61.37	65.93	72.35	76.72	82.03	6.99	6.40	7.11	7.94	
				2	50.57	53.95	57.14	61.04	63.80	69.10	75.23	83.55	89.46	96.52	8.63	6.85	7.61	8.49	
		Apartment	10'	1	36.41	39.12	43.05	47.48	50.16	53.77	58.04	64.04	68.18	73.21	6.84	7.72	8.58	7.95	
			2	37.50	41.35	46.58	52.38	56.44	61.50	67.34	75.24	80.91	87.69	8.48	8.24	9.15	8.56		
* Add to base price (1st floor) to account for roof deck parking													5.00						
** Adjust base price to account for balconies, per square foot of balcony area													26.63	1.77	2.47	4.95			
*** Add per court													42,200						
- racquetball													33,000						
- squash																			
Add to base price (1st floor) to account for elevated floor construction <sup>1</sup>													6.39	5.05	0.64	1.96			
Typical base price (1st floor) component for roof & framing													--						

<sup>1</sup> These rates represent an amount of increased cost to elevate a floor over and above what is included in the model for a floor. For instance, most if not all of our first floor models, have included a concrete floor. These costs represent the increased cost to suspend (based on the framing types) a floor higher than the existing floor. An example of this type of entity would be a raised area in a department store, where a set of 3 or 4 steps is required to raise the customer onto a more specialized or exclusively priced area of the store. The raising of a floor over and above what is included in the models could occur in any of the GCM first floor models. These rates are only applicable to the area that is raised within a structure. If less than 100% of the structure or building section includes this feature, then the appropriate rate is multiplied by the percentage of the building or section that has this feature to determine the applicable adjustment.

# Commercial and Industrial Cost Schedules

# Appendix G

## SCHEDULE A.2

### GCI Base Prices

										2					1					3	4
				Fire										Wood					Rein	FP	
Floor	Fin	Use	Flr	Wall	Resistant														Jst	Conc	Steel
Level	Type	Type	Hgt	Type	1	2	3	4	5	6	7	8	9	10	+1	(-)	(+)	(+)			
Bsmt	UF	Light Utility/Storage	9'	1	17.80	19.67	21.03	23.07	24.08	26.11	26.65	30.07	32.43	35.43	6.80	6.90	7.55	8.13			
				2	18.58	21.28	23.58	26.60	28.61	31.69	33.36	38.15	41.61	45.88	7.98	6.80	7.45	8.02			
		Heavy Utility/Storage	9'	1	22.14	24.18	25.84	28.14	29.34	31.55	32.31	36.04	38.57	41.79	6.92	7.00	7.29	8.58			
				2	22.93	25.79	28.39	31.67	33.86	37.12	39.01	44.11	47.76	52.24	8.11	6.92	7.21	8.49			
	SF	Light Manufacturing	9'	1	31.05	33.31	35.49	38.22	39.68	42.15	43.23	47.45	50.23	53.74	6.64	6.99	7.65	8.24			
				2	31.84	34.92	38.03	41.75	44.21	47.72	49.93	55.52	59.41	64.19	7.82	6.91	7.56	8.15			
		Heavy Manufacturing	9'	1	37.68	40.17	42.82	45.95	47.70	50.46	51.88	56.58	59.64	63.48	6.83	7.08	7.37	8.68			
				2	38.47	41.78	45.37	49.49	52.23	56.03	58.58	64.65	68.82	73.93	8.01	7.01	7.30	8.60			
	FO	Truck Terminal Bunk Room	9'	1	30.07	32.48	34.80	37.69	39.33	42.00	43.28	47.74	50.74	54.48	6.77	7.05	7.72	8.32			
				2	30.86	34.09	37.34	41.22	43.86	47.57	49.99	55.82	59.92	64.93	7.96	6.97	7.63	8.22			
	First	UF	Light Utility/Storage	14'	1	21.66	25.93	31.24	36.76	41.73	47.10	53.03	60.73	66.25	73.11	7.27	10.93	12.58	12.34		
					2	23.09	28.86	35.87	43.18	49.96	57.24	65.23	75.43	82.96	92.12	9.42	10.98	12.63	12.39		
3					21.22	25.04	29.83	34.80	39.27	44.06	49.35	56.24	61.11	67.21	6.55	11.20	12.89	12.64			
Heavy Utility/Storage			14'	1	26.01	30.43	36.04	41.82	46.98	52.53	58.68	66.70	72.40	79.47	7.39	11.00	12.29	12.74			
				2	27.44	33.36	40.68	48.25	55.22	62.67	70.88	81.39	89.11	98.48	9.54	11.03	12.33	12.78			
				3	25.57	29.54	34.64	39.87	44.52	49.50	55.01	62.21	67.26	73.57	6.67	11.23	12.55	13.01			
Light Warehouse			18'	1	25.04	29.95	36.06	42.39	48.14	54.31	61.12	69.92	76.27	84.10	8.14	12.11	13.96	13.62			
				2	26.99	33.94	42.39	51.16	59.37	68.13	77.75	89.96	99.06	110.02	11.07	12.14	14.00	13.67			
				3	24.49	28.82	34.28	39.91	45.00	50.45	56.45	64.23	69.77	76.65	7.24	12.45	14.35	14.01			
Mini Warehouse			12'	1	14.77	18.35	22.69	27.27	31.41	35.92	40.90	47.38	52.01	57.85	5.91	9.75	11.46	10.78			
				2	15.94	20.75	26.48	32.52	38.15	44.22	50.88	59.40	65.68	73.40	7.67	9.82	11.54	10.86			
				3	14.39	17.58	21.47	25.57	29.28	33.30	37.72	43.49	47.55	52.72	5.27	10.02	11.77	11.08			
Commercial Garage		14'	1	29.39	33.85	39.60	45.48	50.68	56.27	62.47	70.59	76.32	83.42	7.37	11.06	12.73	12.48				
			2	30.82	36.78	44.23	51.91	58.92	66.41	74.67	85.29	93.03	102.43	9.52	11.08	12.75	12.51				
			3	28.95	32.95	38.20	43.53	48.22	53.24	58.80	66.10	71.18	77.52	6.64	11.29	12.99	12.74				
Hanger		20'	1	31.67	37.02	43.82	50.79	57.06	63.77	71.19	80.81	87.72	96.19	8.63	12.78	14.75	14.38				
			2	33.88	41.54	50.99	60.72	69.80	79.44	90.05	103.52	113.54	125.57	11.96	12.79	14.76	14.40				
			3	31.06	35.76	41.85	48.05	53.59	59.50	66.03	74.52	80.54	87.96	7.65	13.12	15.14	14.77				
Truck Terminal Warehouse		14'	1	24.69	29.45	34.87	40.49	45.44	51.08	57.42	64.80	70.57	77.77	7.56	10.92	12.57	12.33				
			2	26.12	32.38	39.51	46.91	53.68	61.21	69.62	79.50	87.28	96.78	9.71	10.96	12.62	12.37				
			3	24.25	28.55	33.47	38.53	42.98	48.04	53.74	60.31	65.43	71.87	6.84	11.17	12.85	12.60				
SF		Loft Warehouse	14'	1	19.86	24.17	29.46	34.99	40.01	45.44	51.42	59.16	64.75	71.68	7.37	10.99	12.65	12.40			
				2	21.29	27.10	34.10	41.42	48.25	55.58	63.62	73.86	81.45	90.68	9.52	11.02	12.69	12.44			
		Light Manufacturing	14'	1	35.53	40.22	46.41	52.69	58.17	64.03	70.56	79.15	85.16	92.58	7.16	11.03	12.69	12.44			
				2	36.96	43.15	51.05	59.11	66.40	74.17	82.76	93.85	101.86	111.59	9.31	11.05	12.72	12.47			
				3	35.09	39.33	45.01	50.73	55.71	61.00	66.89	74.66	80.02	86.68	6.44	11.24	12.94	12.68			
		Heavy Manufacturing	14'	1	37.23	42.25	48.85	55.54	61.41	67.68	74.66	83.81	90.24	98.15	7.59	11.06	12.36	12.81			
				2	38.66	45.17	53.49	61.96	69.64	77.82	86.86	98.50	106.94	117.16	9.74	11.09	12.39	12.84			
				3	36.79	41.35	47.45	53.58	58.95	64.65	70.99	79.31	85.10	92.25	6.87	11.26	12.58	13.04			
		Loft Manufacturing	12'	1	24.92	29.06	34.33	39.76	44.58	49.78	55.54	63.08	68.41	75.05	7.00	10.36	11.91	11.70			
				2	26.09	31.46	38.12	45.01	51.31	58.07	65.52	75.10	82.08	90.60	8.76	10.40	11.95	11.75			
		Mill Manufacturing	40'	1	69.18	78.90	85.87	89.88	96.83	108.80	122.00	138.79	151.22	166.04	13.94	19.30	21.06	22.80			
				2	76.41	89.22	101.31	110.99	126.81	145.69	166.39	192.25	212.00	235.19	21.78	19.21	20.96	22.69			
3				67.92	72.93	79.65	85.10	90.91	101.50	113.20	128.12	139.05	152.14	12.32	19.96	21.78	23.57				
Small Shop		14'	1	26.57	31.04	36.72	42.57	47.79	53.40	59.62	67.72	73.49	80.63	7.45	10.94	12.59	12.35				
			2	28.00	33.97	41.36	48.99	56.02	63.54	71.82	82.42	90.19	99.64	9.60	10.98	12.63	12.39				
	3		26.13	30.15	35.32	40.61	45.33	50.37	55.94	63.23	68.35	74.73	6.73	11.17	12.86	12.61					
Power Generating Plant	30'	1	75.48	82.28	87.33	93.18	101.01	106.91	116.84	127.39	138.22	151.21	12.09	13.90	14.67	16.88					
		2	82.61	95.81	102.24	108.13	120.15	132.90	145.86	167.48	183.81	203.07	17.96	13.86	14.63	16.82					
FO	Truck Terminal Bunk Room	9'	1	28.41	32.20	37.17	42.25	46.62	51.36	56.63	63.64	68.47	74.55	5.88	9.71	11.14	10.99				
			2	30.00	35.44	42.31	49.37	55.76	62.60	70.16	79.92	86.98	95.59	8.26	9.70	11.12	10.98				
			3	28.30	31.98	36.82	41.76	46.00	50.59	55.71	62.51	67.18	73.08	5.71	9.84	11.29	11.14				
FD	Industrial Office	12'	1	51.42	56.50	63.60	70.63	76.57	82.88	89.97	99.41	105.84	113.77	7.23	10.38	11.93	11.73				
			2	52.59	58.89	67.39	75.88	83.31	91.17	99.95	111.43	119.51	129.31	8.99	10.40	11.96	11.75				
			3	51.04	55.72	62.39	68.93	74.45	80.26	86.80	95.52	101.38	108.64	6.60	10.50	12.07	11.86				
	Research/Devel.	12'	1	62.41	67.36	71.54	74.71	80.75	87.16	94.38	104.02	110.54	118.58	7.28	10.36	11.91	11.71				
			2	63.23	69.54	75.56	79.96	87.49	95.46	104.36	116.04	124.21	134.13	9.04	10.39	11.94	11.73				
			3	55.98	60.84	66.29	73.01	78.63	84.54	91.21	100.12	106.08	113.45	6.64	10.47	12.04	11.83				
Dock Floor		+1'	1	0.52	0.68	0.86	1.05	1.24	1.43	1.65	1.91	2.11	2.35	0.21							
			2	0.59	0.79	1.03	1.27	1.52	1.77	2.05	2.38	2.65	2.96	0.28							

## Appendix G

## Commercial and Industrial Cost Schedules

### SCHEDULE A.2 (continued)

#### GCI Base Prices (continued)

2															1		3		4	
Fire															Wood		Rein	FP		
Resistant															Jst	Conc	Steel			
Floor	Fin	Use	Flr	Wall	1	2	3	4	5	6	7	8	9	10	+1	(-)	(+)	(+)		
Level	Type	Type	Hgt	Type																
Hgt.	Wall	UF	+/-	1'	1	0.18	0.27	0.38	0.50	0.61	0.73	0.86	1.01	1.14	1.28	0.13	0.25	0.29	0.29	
					2	0.31	0.54	0.80	1.08	1.36	1.65	1.97	2.35	2.66	3.01	0.33	0.25	0.30	0.29	
					3	0.15	0.21	0.29	0.36	0.44	0.52	0.61	0.71	0.80	0.89	0.09	0.30	0.35	0.34	
	SF	+/-	1'	1	0.27	0.36	0.48	0.60	0.71	0.83	0.96	1.13	1.25	1.40	0.13	0.25	0.29	0.29		
				2	0.40	0.63	0.90	1.18	1.46	1.75	2.07	2.46	2.77	3.13	0.33	0.26	0.31	0.30		
				3	0.24	0.30	0.38	0.46	0.54	0.63	0.72	0.83	0.91	1.01	0.09	0.33	0.38	0.36		
	FO	+/-	1'	1	0.27	0.36	0.48	0.60	0.71	0.83	0.96	1.13	1.25	1.40	0.13	0.25	0.29	0.28		
				2	0.40	0.63	0.90	1.18	1.46	1.75	2.07	2.46	2.77	3.13	0.33	0.26	0.31	0.29		
				3	0.24	0.30	0.38	0.46	0.54	0.63	0.72	0.83	0.91	1.01	0.09	0.31	0.37	0.33		
	FD	+/-	1'	1	0.65	0.76	0.89	1.03	1.16	1.29	1.44	1.62	1.76	1.91	0.14	0.25	0.29	0.28		
				2	0.78	1.02	1.32	1.62	1.91	2.21	2.54	2.95	3.28	3.64	0.34	0.26	0.30	0.29		
				3	0.62	0.70	0.80	0.90	0.99	1.08	1.19	1.32	1.41	1.53	0.09	0.29	0.34	0.31		
Upper	UF	Light Utility/Storage	12'	1	17.31	20.17	22.68	25.90	28.14	31.50	33.48	38.43	42.04	46.49	7.55	7.82	8.62	9.17		
				2	18.77	23.17	27.44	32.49	36.59	41.90	46.00	53.50	59.18	65.99	9.75	7.81	8.60	9.16		
		Heavy Utility/Storage	12'	1	18.99	22.40	25.58	29.47	32.37	36.43	39.17	45.05	49.39	54.67	8.31	7.93	8.35	9.64		
				2	20.46	25.41	30.34	36.07	40.83	46.83	51.68	60.12	66.53	74.18	10.51	7.92	8.34	9.64		
	SF	Loft Warehouse	12'	1	20.08	23.08	25.84	29.27	31.67	35.20	37.38	42.59	46.38	51.02	7.69	9.35	10.49	10.80		
				2	21.55	26.09	30.59	35.86	40.12	45.60	49.89	57.67	63.52	70.53	9.89	9.34	10.48	10.79		
		Light Manufacturing	12'	1	28.52	31.73	34.97	38.80	41.45	45.22	47.69	53.37	57.38	62.29	7.38	7.79	8.58	9.13		
				2	29.99	34.74	39.73	45.40	49.91	55.62	60.21	68.44	74.52	81.79	9.59	7.78	8.58	9.13		
		Heavy Manufacturing	12'	1	30.21	33.97	37.87	42.38	45.69	50.15	53.38	59.98	64.73	70.47	8.15	7.90	8.32	9.61		
				2	31.68	36.97	42.62	48.97	54.14	60.55	65.90	75.06	81.87	89.98	10.35	7.91	8.33	9.62		
		Loft Manufacturing	12'	1	22.13	25.18	28.05	31.58	34.04	37.63	39.88	45.20	49.04	53.75	7.71	7.79	8.58	9.13		
				2	23.59	28.18	32.81	38.17	42.49	48.03	52.39	60.28	66.18	73.25	9.92	7.78	8.58	9.13		
		Small Shop	12'	1	23.11	26.20	29.14	32.73	35.24	38.87	41.17	46.57	50.45	55.21	7.74	7.80	8.59	9.14		
				2	24.58	29.20	33.90	39.32	43.69	49.27	53.68	61.64	67.59	74.71	9.94	7.79	8.58	9.14		
		Power Generating Plant	*	0	38.77	41.66	44.85	48.50	50.76	54.09	56.15	61.43	64.94	69.30	6.57	1.61	0.71	2.85		
	FO	Truck Terminal	9'	1	30.35	33.37	36.46	40.11	42.54	46.06	48.29	53.68	57.43	62.04	6.95	7.15	7.80	8.44		
				2	31.43	35.58	39.95	44.95	48.74	53.70	57.48	64.75	70.01	76.36	8.57	7.13	7.77	8.41		
FD	Industrial Office	12'	1	48.63	52.61	57.32	62.45	66.04	70.73	74.31	81.54	86.47	92.47	7.94	7.72	8.51	9.06			
			2	50.09	55.61	62.08	69.04	74.49	81.13	86.83	96.61	103.61	111.97	10.15	7.73	8.51	9.06			
	Research/Devel.	12'	1	55.91	60.08	65.20	70.68	74.48	79.38	83.22	90.83	95.97	102.19	8.03	7.68	8.46	9.00			
			2	57.38	63.08	69.96	77.27	82.93	89.78	95.74	105.91	113.11	121.69	10.24	7.69	8.47	9.01			

\*Upper floor price exclusive of walls.

### SCHEDULE A.3

#### GCR Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1 Wood Joist										2 Fire Res	
					1	2	3	4	5	6	7	8	9	10	+1	(+)
Bsmt	UF	Utility/Storage	9'	1	13.41	14.26	15.43	16.81	17.72	18.96	20.65	23.44	25.34	27.75	4.95	7.26
				2	13.94	15.35	17.16	19.20	20.79	22.73	25.19	28.91	31.55	34.83	5.75	8.80
	FO	Dinning/Lounge	9'	1	46.05	47.91	51.18	54.36	56.47	58.89	62.02	66.91	69.96	73.73	5.65	8.42
				2	46.58	49.00	52.91	56.75	59.54	62.67	66.56	72.38	76.18	80.80	6.45	9.76
		Motel Service	9'	1	41.15	42.89	45.88	48.82	50.79	53.07	56.03	60.65	63.57	67.19	5.59	8.42
				2	41.68	43.98	47.60	51.21	53.86	56.85	60.57	66.12	69.79	74.26	6.39	9.74
	FD	General Office	9'	1	43.18	44.97	48.07	51.11	53.15	55.48	58.51	63.24	66.22	69.90	5.61	7.36
				2	43.71	46.06	49.80	53.50	56.21	59.26	63.05	68.71	72.43	76.97	6.41	8.71
		Apartment	9'	1	31.05	32.54	34.95	37.42	39.09	41.09	43.69	47.77	50.42	53.72	5.56	7.77
				2	31.58	33.63	36.68	39.81	42.16	44.87	48.23	53.24	56.64	60.79	6.36	8.43
First	FO	Motel Service	12'	1	46.76	51.05	57.13	62.83	67.72	72.59	78.23	85.83	91.06	96.88	5.35	
				2	48.82	55.42	63.90	71.84	79.03	86.31	94.52	105.43	113.27	122.19	6.28	
		Dinning/Lounge	12'	1	50.93	55.32	61.63	67.53	72.54	77.53	83.31	91.14	96.48	102.43	5.40	
				2	52.98	59.69	68.40	76.54	83.85	91.25	99.61	110.74	118.69	127.74	6.33	
	FD	Bank	10'	1	56.74	60.30	63.75	67.02	70.28	75.21	80.92	88.64	93.93	99.82	5.38	
				2	58.89	64.80	70.34	75.38	80.49	87.59	95.60	106.29	113.92	122.61	6.02	
		General Office	10'	1	47.77	51.93	57.89	63.45	68.18	72.88	78.34	85.74	90.79	96.40	5.13	
				2	49.63	55.90	64.04	71.61	78.40	85.26	93.02	103.39	110.78	119.18	5.78	
		Medical Office	10'	1	59.79	63.17	66.45	69.55	72.63	77.44	83.04	90.64	95.79	101.53	5.18	
				2	61.95	67.67	73.04	77.91	82.85	89.82	97.71	108.29	115.78	124.31	5.82	

## SCHEDULE A.3 (continued)

### GCR Base Prices

1																2
Wood Joist																Fire Res (+)
Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	6	7	8	9	10	+1	
First	FD	Motel Units	9'	1	44.80	48.10	51.28	52.92	57.29	61.64	66.67	73.45	78.15	83.35	4.91	
				2	45.82	50.24	54.41	56.79	62.13	67.49	73.60	81.79	87.59	94.11	5.16	
	Funeral Home	12'	1	51.35	55.75	62.09	68.01	73.03	78.03	83.83	91.68	97.03	103.00	5.40		
			2	53.40	60.12	68.86	77.02	84.34	91.75	100.12	111.28	119.24	128.30	6.34		
	Nursing Home	10'	1	54.22	57.60	60.87	63.97	67.06	71.73	77.16	84.50	89.52	95.11	5.12		
			2	56.37	62.10	67.47	72.34	77.28	84.11	91.83	102.15	109.51	117.89	5.77		
	Apartment	9'	1	34.74	38.58	43.80	48.74	53.09	57.43	62.42	69.12	73.82	79.02	4.98		
			2	35.62	40.47	46.72	52.61	57.93	63.28	69.36	77.46	83.26	89.78	5.23		
Upper FO	Motel Service	12'	1	40.29	42.61	46.20	49.79	52.40	55.47	59.16	64.46	67.98	72.28	5.94		
			2	41.33	44.68	49.48	54.30	58.21	62.82	68.02	75.12	80.12	86.58	6.63		
	Dinning/Lounge	12'	1	44.12	46.52	50.33	54.11	56.83	60.01	63.84	69.34	72.96	77.38	5.94		
			2	45.15	48.59	53.62	58.62	62.64	67.36	72.69	80.00	85.10	91.68	6.62		
	FD	Motel Units	9'	1	35.29	37.24	40.29	43.37	45.56	48.19	51.38	56.03	59.10	62.88	5.49	
				2	36.04	38.73	42.65	46.61	49.72	53.52	57.81	63.76	67.91	73.40	5.74	
	Apartment	9'	1	27.72	29.49	32.11	34.83	36.79	39.21	42.14	46.38	49.25	52.78	5.40		
			2	28.48	30.98	34.47	38.06	40.95	44.54	48.56	54.11	58.06	63.30	5.65		
Nursing Home	10'	1	45.84	47.65	49.28	50.73	52.97	55.16	57.68	62.70	66.01	70.06	5.66			
		2	46.81	49.03	51.63	53.96	56.06	60.22	64.91	71.41	75.93	81.83	6.06			

## SCHEDULE A.4

### GCK Base Rates

Light pre-engineered steel and pole framed buildings (used for C/I occupancies)

Per square foot, average quality, 12' eaves height

Perimeter/Area Ratio												
	1	2	3	4	5	6	7	8	9	10	+1	
Light metal/wood siding, pole frame	7.36	8.68	9.82	11.55	12.89	12.29	13.98	14.44	16.69	17.81	3.17	
Add per P/A ratio:												
Exterior sheathing	0.17	0.30	0.42	0.51	0.66	0.75	0.92	1.04	1.18	1.31	0.20	
Insulation	0.11	0.19	0.27	0.32	0.41	0.47	0.58	0.65	0.74	0.83	0.12	
Steel girts and purlins	0.57	0.63	0.68	0.74	0.80	0.86	0.91	0.97	1.03	1.08	0.95	
Aluminum siding and roofing	2.29	2.51	2.73	2.88	3.13	3.29	3.59	3.79	4.03	4.27	0.33	
Interior liner (1)	0.40	0.70	1.00	1.21	1.56	1.77	2.19	2.47	2.79	3.12	0.45	
Heavy gauge siding and roofing (2)	0.63	0.69	0.75	0.79	0.86	0.90	0.99	1.04	1.11	1.17	0.09	
Plastic panel siding	0.30	0.52	0.75	0.90	1.16	1.32	1.63	1.84	2.08	2.32	0.34	
Sandwich paneling	6.04	6.61	7.19	7.58	8.25	8.66	9.47	10.00	10.62	11.24	0.88	
Interior finish (3)												
Unfinished occupancies (UF)	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00		
Semi-finished occupancies (SF)	13.76	13.76	13.76	13.76	13.76	13.76	13.76	13.76	13.76	13.76		
Finished open occupancies (FO)	19.58	19.97	20.37	20.76	21.25	21.56	22.17	22.58	23.20	23.59	0.71	
Finished divided occupancies (FD)	36.89	37.28	37.68	38.07	38.56	38.87	39.48	39.89	40.51	40.90	0.71	
Add per square foot for floor area for frame variations:												
Steel post and beam	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35		
Rigid steel frame construction	-0.33	-0.29	-0.25	-0.21	-0.18	-0.14	-0.10	-0.06	-0.02	0.02		
Deduct per square foot floor area for floor:												
Concrete floor	3.21	3.28	3.36	3.42	3.50	3.55	3.65	3.72	3.81	3.88		

Add or deduct 2% (against the total rate) per foot of wall height variation.

Deduct 2% (against the total rate) for low profile (1:12 or less pitch) roof construction.

Adjust for quality grade from Schedule F.

Note (1) Liner is included with manufactured sandwich paneling

Note (2) 24 to 20 gauge steel; .032" to .050" thick aluminum.

Note (3) Interior Components:	Walls/					Add			
	LF	Flooring	Ceiling	Ptns&OF	Lighting	Heating	A/C	Sprk	
Unfinished occupancies (UF)	---	---	---	0.72	1.77	1.51	3.89	6	
Semi-finished occupancies (SF)	---	1.77	0.38	1.53	5.89	4.19	2.38	6	
Finished open occupancies (FO)	42.70	2.82	3.82	1.75	6.39	4.19	2.38	4	
Finished divided occupancies (FD)	42.70	3.25	3.82	7.64	13.16	8.40	2.38	3	



## Appendix G

## Commercial and Industrial Cost Schedules

### SCHEDULE B

#### GC Base Price Adjustment for Story Height (BPA)

BPA Factor	B	Story Height															
		1-3	4	5-7	8-9	10-11	12-13	14-15	16-18	19-20	21-22	23-24	25-26	27-28	29-30	31-32	33-34
	*NA	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115

\*Basements and sub-basements are not included in the count of the story height, but the percentage multiplier is applicable to

the base rates.

### SCHEDULE C

#### GC Base Price Components and Adjustments

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish			Ptns	Ltg	Htg	Htg Only	Add	Adjust Lighting	Spk **		
					Walls Per LF	Floors Per SF	Ceil Per SF			Vent A.C.		for A.C.				
GCM	Sub Bsm't	UF	Parking	--	---	---	---	0.32	2.35	1.47	---	---	0.35	0.80	6	
	Bsm't	UF	Utility/Storage	--	---	---	---	0.72	1.77	---	107	3.89	0.38	0.63	6	
			Stand Alone Basement	--	---	---	---	0.72	1.77	---	107	3.89	0.38	0.63	6	
			Parking Garage	--	---	---	---	0.32	2.35	1.47	---	---	0.28	0.64	4	
	FO	General Retail	10'	37.37	2.82	3.25	2.55	9.59	10.43	5.72	---	1.85	3.99	4		
		Dinning/Lounge	8'	31.10	5.06	3.82	3.24	10.66	22.93	12.60	---	1.32	2.70	4		
	FD	Office	8'	34.87	2.82	3.82	7.01	13.16	15.28	8.40	---	1.79	3.72	3		
		Apartment	8'	37.19	2.99	4.50	9.33	5.57	---	4.19	2.38	1.82	3.78	2		
	First	UF	Utility/Storage	--	---	---	---	1.12	1.77	---	107	3.89	0.38	0.63	6	
			Parking Garage	--	---	---	---	0.40	2.35	0.74	---	---	0.28	0.64	4	
		SF	Car Wash Auto	--	8.79	---	---	3.84	5.89	---	107	---	0.81	1.83	6	
			Ice Rink	--	13.03	1.82	1.53	5.77	12.84	---	2.29	---	0.83	1.85	4	
			Auto Service Center	--	10.21	1.87	0.82	4.49	9.99	---	107	3.89	2.32	4.80	5	
		FO	Auto Showroom	12'	51.24	2.82	3.82	3.31	10.66	10.43	5.72	---	1.60	3.30	4	
			Bowling Alley	12'	51.24	0.69	3.63	2.72	12.84	12.94	7.09	---	1.12	2.35	4	
			Theater	18'	77.26	3.59	3.82	8.01	12.84	15.33	8.43	---	1.01	2.11	1	
			Health Club	10'	26.34	2.67	2.29	6.80	12.84	12.94	7.09	---	1.65	3.54	4	
			General Retail	12'	38.43	2.82	3.25	2.94	9.59	10.43	5.72	---	1.85	3.99	4	
			Discount	12'	40.99	2.22	3.06	2.94	9.24	9.61	5.28	---	2.38	4.94	4	
			Regional Shopping Center	12'	40.13	3.24	3.06	2.94	9.24	10.43	5.72	---	1.40	2.91	4	
			Neighborhood Shopping Ctr	14'	43.83	2.22	3.06	3.09	9.24	10.43	5.72	---	1.68	3.49	4	
			Department Store	14'	43.83	2.83	3.06	5.01	9.24	12.26	6.72	---	0.90	1.86	4	
			Supermarket	12'	37.56	1.69	3.06	4.41	9.46	12.94	7.09	---	1.64	3.50	4	
			Convenience Market	10'	34.87	2.53	3.82	3.82	9.94	13.03	7.15	---	1.57	3.26	4	
			Dinning/Lounge	10'	42.70	5.06	3.82	3.82	10.66	22.93	12.60	---	1.32	2.70	4	
			FD	Hotel/Motel Service	10'	42.70	5.06	3.82	9.61	10.66	15.28	8.40	---	1.29	2.67	2
				Bank	12'	51.24	3.16	3.82	8.82	10.66	17.39	9.60	---	1.04	2.14	3
				General Office	10'	42.70	2.96	3.82	7.64	13.16	15.28	8.40	---	2.70	5.84	3
				Medical Office	10'	42.70	2.96	3.82	11.46	13.16	16.69	9.14	---	2.16	4.66	3
				Country Club	10'	34.82	7.95	4.50	7.64	10.66	22.93	12.60	---	1.51	3.12	3
				Funeral Home	10'	34.82	2.96	3.82	7.64	10.66	22.12	12.17	---	2.32	4.80	3
				Nursing Home	8'	27.86	3.28	3.82	8.63	10.66	15.42	8.48	---	2.38	4.91	3
				Hotel/Motel Unit	8'	34.16	3.28	4.56	10.88	5.57	4.75	4.19	---	1.32	2.74	2
		Apartment Units		8'	27.86	3.41	4.50	9.33	5.57	---	4.19	2.38	1.82	3.78	2	
		Upper		UF	Utility/Storage	--	---	---	---	0.96	1.77	---	107	3.89	0.38	0.63
			Parking Garage		--	---	---	---	0.40	2.35	0.74	---	---	0.28	0.64	4
			FO	Health Club	10'	25.62	2.67	2.29	6.80	12.84	12.94	7.09	---	1.65	3.54	4
				General Retail	10'	36.30	2.82	3.25	2.55	9.59	10.43	5.72	---	1.85	3.99	4
				Department Store	14'	49.80	2.83	3.06	4.41	9.24	12.26	6.72	---	0.90	1.86	4
				Mall Shops	12'	37.56	3.24	3.06	2.94	9.24	10.43	5.72	---	1.40	2.91	4
Dinning/Lounge				10'	42.70	5.06	3.82	3.82	10.66	22.93	12.60	---	1.32	2.70	4	
FD			Hotel/Motel Service	10'	42.70	5.06	3.82	9.61	10.66	15.28	7.09	---	1.29	2.67	2	
			General Office	10'	42.70	2.96	3.82	7.64	13.16	15.28	7.09	---	2.70	5.84	3	
			Medical Office	9'	38.79	2.96	3.82	10.59	13.16	16.69	9.14	---	2.16	4.66	3	
	Nursing Home		8'	34.16	3.28	3.82	8.63	10.66	15.42	8.48	---	2.38	4.91	3		
	Hotel/Motel Unit		8'	34.16	3.28	4.56	10.88	5.57	4.75	4.19	---	1.32	2.74	2		
	Apartment Units		8'	34.16	3.41	4.50	9.33	5.57	---	4.19	2.38	1.82	3.78	2		

# Commercial and Industrial Cost Schedules

# Appendix G

## SCHEDULE C (continued)

### GC Base Price Components and Adjustments (continued)

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish			Ptns	Ltg	Htg	Htg Only	Add	Adjust Lighting	Spk **		
					Wals	Floors	Ceil			Vent		for A.C.				
GCI	Bsmt	UF	Light Utility/Storage	--	---	--	---	0.72	2.94	--	1.51	3.89	0.14	0.41	6	
			Heavy Utility/Storage	--	---	--	---	0.72	2.94	--	1.51	3.89	0.14	0.41	6	
		SF	Light Manufacturing	--	6.36	1.77	---	1.77	9.99	5.82	4.19	2.38	0.55	1.37	5	
			Heavy Manufacturing	--	6.36	1.77	---	1.77	9.99	5.82	4.19	2.38	0.55	1.37	5	
		FO	Truck Terminal Bunk Room	8'	27.86	2.82	4.50	1.75	5.57	--	4.19	2.38	0.41	0.90	5	
		First	UF	Light Utility/Storage	--	---	--	---	1.12	2.94	--	1.51	3.89	0.14	0.41	6
				Heavy Utility/Storage	--	---	--	---	1.12	2.94	--	1.51	3.89	0.14	0.41	6
				Light Warehouse	--	---	--	---	1.16	5.89	--	1.51	3.89	0.35	0.87	6
				Mini Warehouse	--	---	--	---	5.03	1.18	--	--	**	0.10	0.15	5
				Commercial Garage	--	---	1.77	--	1.12	9.99	5.82	1.51	3.89	0.56	1.26	5
			Hanger	--	---	1.77	--	1.60	9.99	5.82	1.51	3.89	0.52	1.29	6	
			Truck Terminal Warehouse	--	---	0.28	--	1.10	5.89	--	1.38	3.89	0.41	0.81	5	
	SF		Loft Warehouse	--	9.89	--	---	1.53	4.71	--	4.71	3.89	0.31	0.62	6	
			Light Manufacturing	--	9.89	1.77	---	2.76	9.99	5.82	4.19	2.38	0.55	1.37	5	
	Upper		UF	Heavy Manufacturing	--	9.89	1.77	---	2.76	9.99	5.82	4.19	2.38	0.55	1.37	5
		Loft Manufacturing		--	8.47	--	---	2.63	5.89	5.82	1.51	3.89	0.36	0.79	5	
			Mill Manufacturing	--	28.25	2.65	---	7.88	9.99	8.38	5.82	4.75	0.63	1.30	5	
			Small Shop	--	9.89	1.87	0.38	1.81	5.89	--	1.51	3.89	0.44	0.88	6	
			Power Generating Plant	--	21.19	4.07	0.52	3.61	9.99	--	5.82	4.62	0.63	1.30	5	
		FO	Truck Terminal Bunk Room	8'	31.34	2.82	4.50	1.75	5.57	--	4.19	2.38	0.41	0.90	6	
		FD	Industrial Office	10'	42.70	3.25	3.82	7.64	13.16	13.32	8.40	---	0.87	1.74	3	
			Research/Development	10'	42.70	4.11	3.82	11.20	13.16	13.32	8.40	---	0.82	1.79	3	
		UF	Light Utility/Storage	--	---	--	---	0.96	1.77	--	1.51	3.89	0.08	0.24	6	
			Heavy Utility/Storage	--	---	--	---	0.96	1.77	--	1.51	3.89	0.08	0.24	6	
	GCR	Bsmt	UF	Utility/Storage	--	--	---	0.72	2.94	--	1.51	--	0.13	0.19	6	
			FO	Dinning/Lounge	26.33	4.89	2.72	2.81	10.66	22.93	12.60	---	1.50	2.19	4	
				Motel Service	26.33	2.97	4.61	4.21	13.16	15.28	8.40	---	1.00	1.46	2	
			FD	General Office	26.33	2.97	2.72	6.08	13.16	15.28	8.40	---	1.00	1.46	3	
				Apartment Units	26.33	2.74	4.50	8.10	5.57	--	4.19	2.38	0.50	0.73	2	
First			FO	Motel Service	35.11	2.97	3.83	5.09	13.16	15.28	8.40	---	1.00	1.46	2	
				Dinning/Lounge	35.11	4.89	3.83	3.39	10.66	22.93	12.60	---	1.50	2.19	4	
			FD	Bank	29.26	2.97	3.83	5.73	10.66	17.39	9.60	---	1.14	1.66	3	
				General Office	29.26	3.26	3.83	6.20	13.16	15.28	8.40	---	1.00	1.46	3	
		Medical Office	29.26	2.97	3.83	8.59	14.48	16.69	9.14	---	1.09	1.59	3			
		Motel Units	26.33	2.74	4.50	7.49	10.66	4.75	4.19	---	0.50	0.73	2			
		Funeral Home	35.11	2.74	3.83	6.78	10.66	22.12	12.17	---	1.45	2.12	2			
		Nursing Home	29.26	3.00	3.83	7.64	10.66	15.42	8.48	---	1.01	1.47	2			
		Apartment Units	26.33	2.74	4.50	8.26	5.57	--	4.19	2.38	0.50	0.73	2			
	Upper	FO	Motel Service	35.11	2.74	4.61	5.09	13.16	15.28	8.40	---	1.00	1.46	2		
Dinning/Lounge			35.11	4.89	3.83	3.39	10.66	22.93	12.60	---	1.50	2.19	4			
FD		Motel Units	26.33	2.74	4.50	7.49	10.66	4.75	4.19	---	0.50	0.73	2			
		Apartment Units	26.33	2.74	4.50	8.10	5.57	--	4.19	2.38	0.50	0.73	2			
	Nursing Home	29.26	3.00	3.83	7.64	10.66	15.42	8.48	---	1.01	1.47	2				

\* Upper floor price exclusive of walls

\*\* Add for unit heat in mini warehouse at \$1.38 per square foot

Sprinkler Total S.F. of Gross Coverage **Per Floor**

Group	5,000	10,000	15,000	20,000	30,000	40,000	50,000	75,000	100,000	Over
1	5.42	4.53	4.10	3.91	3.66	3.41	3.19	3.08	2.96	2.96
2	5.36	4.42	3.96	3.77	3.60	3.35	3.04	3.01	2.89	2.84
3	5.26	4.36	3.89	3.71	3.53	3.29	3.01	2.95	2.83	2.77
4	4.93	4.14	3.70	3.52	3.34	3.16	2.89	2.89	2.71	2.71
5	4.72	3.92	3.51	3.46	3.22	3.04	2.83	2.76	2.65	2.64
6	3.65	3.14	2.81	2.69	2.57	2.40	2.27	2.17	2.08	2.06

## SCHEDULE C (continued)

### Unit Cost Adjustments

#### WALL FINISH

##### Per square foot of wall surface

Paint on masonry	1.06
Plaster on masonry, painted	3.08
Drywall, painted	0.62
Lath & plaster, painted	4.37
Hardboard paneling	
Patterned	2.51
Plain	2.51
Plywood paneling	
Softwood	2.56
Hardwood	3.26
Wood Paneling	
Softwood	3.27
Hardwood	6.12
Tile or block glazing	9.87
Ceramic or quarry tile	12.98
Enameled metal tile	7.13
Plastic tile	3.99
Acoustical tile	1.81
Marble	17.00
Add for canvas or cloth	2.68
Add for custom grade wallpaper	3.18
Add for standard grade wallpaper	1.43
Add for furring, wood	0.91
Add for furring, metal	2.24
Add for vinyl wall covering	1.62
Add insulation for masonry walls	1.28
Add insulation for studded walls	0.89

#### FLOOR FINISH

##### Per square foot

Softwood	6.36
Hard wood	11.05
Maple	7.55
Parquet	19.04
Add for sleepers	1.18
Parquet and mastic	5.01
Woodblock, creosoted	6.75
Steel plate tile, heavy duty industrial	14.89
Concrete topping, integral, plain, 1 1/2 to 2"	1.10
Concrete hardener and sealer	1.66
Acid proof brick, heavy duty industrial	35.10
Asphalt tile	1.90
Vinyl Tile	2.82
Cork and rubber tile	11.45
Vinyl composition tile	2.82
Sheet tile	3.94
Sheet linoleum	3.01
Ceramic and quarry tile	13.34
Terrazzo	9.98
Slate, grouted	17.81
Marble	34.47
Carpet and pad	3.02
Carpet, indoor, outdoor	1.56
Computer floor, elevated	19.97
Gym floor, hardwood, wood sub plus sleepers	11.39
Brick, common	6.93
Brick, pavers, in concrete	9.62
Flagstone, in concrete	14.35
Epoxy	7.88
Epoxy with colored chips	9.92
Grating, steel or aluminum	18.86

#### CEILING FINISH

##### Per square foot

Acoustical tile	
Mineral fiber	2.54
Organic fiber	1.98
Acoustical metal panel and pads	4.96
Drywall, taped and painted	1.45
Fiberboard panel	1.99
Luminous panels	7.09
Paint only, on under floor/roof structure	0.86
Plaster on lath, painted	5.33
Plaster on masonry, painted	4.45
Plywood paneling, hardwood	3.13
Wood tongue and groove, softwood	4.62
Add for furring, wood	0.91
Add for furring, metal	2.24
Add for ceiling structure	1.55
Add for ceiling insulation	0.73
Add for ceiling suspension system	1.43

#### PARTITIONING

##### Per square of wall surface

Framed, 3-1/2" metal studs			1 - Side	2 - Side
Drywall, painted			3.41	6.81
Lath and plaster, painted			4.37	8.73
Metal lath and plaster, painted			4.36	8.71
Plywood paneling:				
Softwood			4.37	7.08
Hardwood			5.93	10.20
Wood paneling:				
Softwood			6.03	10.41
Hardwood			10.99	18.29
Deduct for 2 X 4 wood studs			0.34	0.34
Masonry, per thickness	4"	6"	8"	12"
Concrete block				
Hollow exposed	6.97	8.01	9.57	12.68
Solid	8.92	9.97		
Clay tile	8.03	9.30	10.83	
Gypsum block	7.00	10.50		
Glazed tile				
1 face	9.87	12.56	14.41	
2 face	17.29	17.61	20.35	
Glazed block				
1 face	19.77	19.88	21.14	22.51
2 face	27.86	29.32	30.09	
Add per side for interior wall finish from above				
Folding curtain				
Wood and plastic				16.20
Modular metal				
Single thickness				13.12
2" insulated				15.35
Modular hardboard				9.33
Modular softwood				12.19
Modular hardwood				16.96
Add for glazing				1.91
Laminated gypsum 2 1/4"				7.50
Abestos cement				13.25
Woven wire, including doors				6.97
Clear glass, full height				20.64

## SCHEDULE C (continued)

### Unit Cost Adjustments

#### APARTMENTS

Add per square foot per floor to account for variations in average unit size. The unit finish adjustment includes the cost of one (1) full bath, one (1) complete kitchen unit and air conditioning (if applicable). Thru-the-wall residential-type air conditioning units are not considered as real property in apartment units.

Average Unit Size	Add per S.F. W/O AC	Add per S.F. W/AC	Average Unit Size	Add per S.F. W/O AC	Add per S.F. W/AC
400	17.38	19.64	1350	4.54	6.80
450	15.47	17.73	1400	4.31	6.57
500	13.91	16.17	1450	4.13	6.39
550	12.61	14.87	1500	3.96	6.22
600	11.51	13.77	1550	3.79	6.05
650	10.55	12.81	1600	3.62	5.88
700	9.71	11.97	1650	3.49	5.75
750	8.96	11.22	1700	3.36	5.62
800	8.29	10.55	1750	3.24	5.51
850	7.76	10.02	1800	3.13	5.39
900	7.28	9.54	1850	3.00	5.26
950	6.85	9.11	1900	2.87	5.13
1000	6.45	8.71	1950	2.75	5.01
1050	6.11	8.37	2000	2.64	4.90
1100	5.79	8.05	2050	2.52	4.78
1150	5.50	7.76	2100	2.41	4.67
1200	5.26	7.52	2150	2.31	4.57
1250	5.01	7.27	2200	2.20	4.47
1300	4.78	7.04	Over	2.10	4.37

#### MO TELS/HO TELS

Add per square foot per floor to account for variations in average unit size. The unit finish adjustment includes the cost of one (1) full bath.

Average Unit Size	Strip	Arrangement Back-Back	Center Hall
150	15.04	16.60	16.34
175	12.63	13.96	13.81
200	11.05	12.22	12.11
225	9.20	10.24	10.13
250	7.72	8.84	8.88
275	6.50	7.52	7.62
300	5.81	6.74	6.84
325	5.07	5.93	6.05
350	4.17	5.11	5.32
375	3.40	4.27	4.46
400	2.72	3.65	3.89
425	2.12	3.11	3.41
450	1.58	2.52	2.81
475	1.10	2.09	2.44
500	0.68	1.61	1.95
525	0.38	1.27	1.60
550	0.27	1.12	1.44
575	0.02	0.83	1.15
600	-0.06	0.72	1.02
625	-0.28	0.47	0.76
650	-0.42	0.30	0.59
675	-0.47	0.22	0.50
700	-0.65	0.01	0.29

Add per kitchen unit (cabinets and sink) 2300

#### STRIP RETAIL

Add per square foot to account for division walls. The component for partitioning in retail models does not include the division walls that form the common walls with the adjoining units.

In the following table "X" equals:

$$X = \frac{\text{Area}}{N-1} \times \frac{1}{\text{Typical Depth}}$$

Example: The "X" value for an eleven (11) unit strip center, 200' x 80' deep, is twenty (20), calculated as follows: 16,000 SF/10 = 1,600, then 1,600/80 = 20.

The corresponding additive from the table per SF

X RATE	X RATE	X RATE	X RATE	X RATE
10 7.55	30 2.51	50 1.53	70 1.11	90 0.86
12 6.33	32 2.40	52 1.48	72 1.04	92 0.80
14 5.41	34 2.21	54 1.42	74 1.04	94 0.80
16 4.72	36 2.09	56 1.35	76 0.98	96 0.80
18 4.24	38 1.96	58 1.29	78 0.98	98 0.80
20 3.80	40 1.90	60 1.29	80 0.92	100 0.73
22 3.44	42 1.78	62 1.23	82 0.92	120 0.61
24 3.13	44 1.72	64 1.17	84 0.92	140 0.55
26 2.88	46 1.65	66 1.17	86 0.86	160 0.49
28 2.70	48 1.59	68 1.11	88 0.86	180 0.43

## SCHEDULE D

### Plumbing

Average cost per fixture, including supply, waste and vent lines, materials for rough and finish, labor and contractors overhead and profit. The difference between the residential rate and the commercial/industrial prices is primarily attributable to the longer pipe and sewer runs required to accommodate the latter type of construction. The residential rate is to be used for commercial structures only when the average unit size schedule is issued from Schedule C

### CONVENTIONAL FIXTURES

Residential	800
Commercial and Industrial	1600

### WASH FOUNTAINS ("Bradly's")

	36"	54"
Circular		
Granito & Fiberglass	2500	3000
Enameled steel	2700	3400
Stainless steel	2900	3700
Semi-circular		
Granito & Fiberglass	2400	2800
Enameled steel	2500	3000
Stainless steel	2600	3200

### INDUSTRIAL GANG SINKS (30" wide)

4' Long 4-man sink	
Fiberglass	1500
Enameled steel	1800
Stainless steel	2200
8' Long 8-man sink	
Fiberglass	2400
Enameled steel	3100
Stainless steel	3800

Industrial shower heads each	400
Drinking fountains	800
Refrigerated water coolers	1300
with hot and cold water	1400

### SHOWER UNITS

	Enamel Steel	Stainless Steel
Column showers		
Circular, 5 person	2200	5200
Semi-circular, 3 person	1700	4000
Corner, 2 person	1700	3500
Multi-stall showers		
Circular, 5 person	3100	6700
Semi-circular, 3 person	2400	5500
Corner, 2 person	2200	4800
Emergency shower		1300
Emergency eye wash		700

**SCHEDULE E**

**GC Special Features**

**Mezzanines**

Per square foot, including, soffit finish, lighting, heating and plumbing unless noted.

	Frame Type			
	1	2	3	4
Unfinished				
Light Util/Storage	11.55	21.06	21.27	22.55
Heavy Util/Storage	---	24.10	25.38	25.59
Semi - Finished				
Light Mfg	20.88	30.43	30.89	32.13
Heavy Mfg	---	33.39	33.85	35.09
Finished Open				
Retail	27.03	37.37	37.63	38.48
Lobby, Access Way	30.62	40.87	41.14	41.99
Office	29.75	36.71	36.97	38.88
Finished Divided				
Dinning/Lounge	32.43	42.88	43.04	43.41
Office	33.36	40.95	40.89	41.27

Add for air conditioning and sprinkler.

**Mall Concourse Areas**

Per square foot.

Costs include paving, ramps, stairs, lighting and typical permanent focal elements, and architectural treatment, such as built-in seating, planters, etc.

**OPEN MALL**

Open air pedestrian concourse areas, generally referred to as an arcade or courtyard.

**COVERED MALL**

Covered common areas, consisting of roof cover and open entrance areas. Minimal protection from weather conditions. Typical roof finishes include mansards or canopies. Apply costs to covered area only.

**ENCLOSED MALL**

Enclosed common concourse areas, completely climatized typical of modern shopping malls where concourse area is bordered on all sides by shops and stores.

Per S. F., average quality construction.

Type	Construction	Rate
Open		10.06
Covered	Wood Frame	26.93
	Steel Frame	35.65
	Reinforced Concrete	37.26
	F.P. Steel Frame	39.63
Enclosed		First Upper
	Wood Frame	44.07 36.56
	Steel Frame	52.77 47.59
	Reinforced Concrete	53.99 47.53
	F.P. Steel Frame	54.54 48.42
*Additive for walls		4.30

Price basements from appropriate model in Schedule A.  
Adjust for quality grade from Schedule F.

NOTE: That the above rates are based on a zero (0) P/A ratio, add for walls by applying the additive rate to the subject P/A ratio, and adjusting the result to account for the percentage of walls priced with the shop enclosures. For example, a "T" shaped concourse area 60' x 200' and 60' x 100' x 20' high with shops 16' high would have a perimeter of 720 L/F and a P/A ratio of 4 (720 L/F / 18,000 SF) with 180 L/F of walls full height and 540 L/F clerestory walls 4' high. This amounts to an average of 40% wall coverage (.25 x 100% + .75 x 20%). The additive for walls would therefore be calculated as 4 x the additive rate x 40%.

**Penthouses**

Per square foot

**ELEVATORS AND STAIRWELLS**

	Area			
	50	75	100	150
Metal or Light Wood Frame	53.68	45.47	40.58	34.79
Concrete Block or Equal	104.44	87.73	77.76	65.97
Brick or Equal	121.20	101.38	89.62	75.61

**MECHANICAL ROOMS**

	Area									
	200	400	600	800	1000	1200	1400	1600	1800	2000
Metal or Light Wood Frame	31.29	24.74	21.88	20.10	18.95	18.06	17.36	16.85	16.41	16.03
Concrete Block or Equal	58.90	45.60	39.74	36.20	33.80	32.04	30.66	29.52	28.63	27.81
Brick or Equal	67.24	51.47	44.47	40.28	37.46	35.34	33.71	32.39	31.33	30.39

NOTE: Price larger structures off of the GCI utility/storage upper floor model.

**SCHEDULE E (continued)**

**GC Special Features**

**Banking Features**

Cost per square foot of floor area, based on an average 8' ceiling height, exclusive of floor and doors but including lighting, ventilation, and interior finish.

Type	Low Cost	Average	Good
Money Vault	116.83	153.25	189.67
Record Storage	48.40	57.66	66.93

Add for money vault doors (thickness of steel plating w/o locking mechanism)

Thickness	Rectangular	Circular
2"	6900	---
3"	9800	---
4"	17800	---
6"	25700	---
8"	32000	117100
10"	38600	124200
12"	47600	131400
14"	52700	139500
16"	63200	147800

Add for record storage vault doors

1/2 hour fire rating	1600
1 hour fire rating	3100
2 hour fire rating	3600
3 hour fire rating	3800
4 hour fire rating	3900
6 hour fire rating	5000

**DRIVE-IN TELLER BOOTHS**

Per square foot including finish, lighting, heating, air conditioning (average quality construction)  
add for drive-in windows, adjust for quality grade from Schedule F.

Wall Hgt.	P/A Ratio								
	35.0	40.0	45.0	50.0	55.0	60.0	65.0	70.0	+/-
8'	108.97	118.88	129.96	139.95	152.66	164.28	177.61	194.55	2.45
9'	117.48	128.56	140.90	152.08	166.20	179.15	193.97	212.74	2.72
10'	127.07	139.43	153.15	165.61	179.67	193.95	210.26	232.80	3.02
Add per canopy, per square foot				23.00	38.00				

**Atriums**

Typical of those found in contemporary office buildings, hotels and high rise apartments

Equivalent		Perimeter Area Ratio							
No. Stories		0	1	2	3	4	5	6	+1
12'	1	71.66	73.99	77.01	79.36	83.19	86.34	90.31	4.77
22'	2	77.66	81.97	87.07	91.43	97.50	102.83	109.19	7.63
32'	3	83.67	89.96	97.13	103.48	111.82	119.33	128.06	10.49
42'	4	89.67	97.94	107.19	115.54	126.13	135.83	146.94	13.36
52'	5	95.68	105.94	117.25	127.60	140.44	152.32	165.82	16.22
62'	6	101.68	113.92	127.31	139.67	154.76	168.82	184.68	19.03
72'	7	107.69	121.91	137.37	151.72	169.07	185.31	203.56	21.89
82'	8	114.72	131.07	148.76	165.25	183.38	201.80	222.43	24.75
Add per add'l floor		7.04	9.16	11.40	13.54	14.31	16.49	18.87	2.86

Per square foot for average quality structural, glazed and fireproofed steel frame construction, adjust for variations in quality grade from Schedule F. It should be noted, however, that typical atrium construction is characterized by good quality materials, workmanship and features. Sprinkler system is priced from Group 4 of the sprinkler schedule. Air conditioning in atrium areas is considered overflow from the main structure and no separate square foot pricing is required to adjust the atrium value.

NOTE: The zero (0) perimeter-to-area ratio is applicable to those areas that have no perimeter walls and therefore must not include an allowance for walls in the square foot rate. These areas are typically found in high rise atriums where structural walls forming the perimeter of concourse shops, offices, hotel units and other such occupancies should be valued as part of that space by applying the appropriate model rather than part of the atrium proper.

Drive-up/walk-up teller windows, each	11200
Vision window only, per station	1800
Night depositories, each	13700

**Autotellers**

Complete with receptacle box, pneumatic tube, and intercom, each	21600
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**Tellervues**

Complete with receptacle box, pneumatic tube, 2-way screen and intercom, each	51900
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NOTE: The pneumatic tube described above refers to in-ground permanent type construction.

**A.T.M. Enclosures, per square foot, average quality**

# of ATM	w/o Lobby	w/Lobby
1	589.00	277.00
2	335.00	202.00

Add for canopy, per square foot 22.51

Adjust for quality grade from Schedule F.

**SCHEDULE E (continued)**

**GC Special Features**

**Health/Recreational Club Facilities**

**SAUNA BATHS**

Per item including heater and controls

6 x 4 x 7' high	5900
6 x 5 x 7' high	6400
6 x 6 x 7' high	8600
6 x 9 x 7' high	10300
8 x 8 x 7' high	11000
8 x 10 x 7' high	13300
8 x 12 x 7' high	14600
10 x 12 x 7' high	16400

**STEAM BATHS**

Add 20% to sauna bath costs.

**WHIRLPOOLS (JACUZZI)**

For apartments, motels, health clubs and offices with employee health facilities.

Number of persons	Concrete	Fiberglass
4	8600	6800
6	10300	8300
8	13300	10700
10	14600	11800

Indoor swimming pools, see commercial swimming pool schedule.

**Marquees**

Per square foot of horizontal area

	Wood Frame	Steel Frame
Low Cost Installation	19.72	25.09
Average Installation	24.72	32.03
Good Installation, Elaborate Décor	30.55	40.64
High Cost Installation, Lavish Décor	42.63	56.31

**Conveying Systems**

**PASSENGER ELEVATORS**

Price per item (in hundreds of dollars)

Electric (passenger operated) geared, variable voltage control.

FPM	Capacity (100 lb)					
	15	20	25	30	40	50
100	523	727	741	755	781	824
150	611	832	846	858	875	913
200	681	921	934	939	948	981
250	741	997	1003	1006	1008	1041
300	795	1065	1066	1064	1061	1088
350	845	1126	1121	1115	1107	1134
400	888	1180	1171	1165	1147	1173
Add per stop	75	75	75	75	75	75

For manual operated doors, deduct ten percent (10%) of total.

Electric (completely automatic, group controlled) gearless, hi speed, hi rise.

FPM	Capacity (100 lb)					
	20	25	30	35	40	50
300	1476	1538	1558	1572	1593	1622
400	1629	1695	1720	1733	1763	1791
500	1798	1874	1902	1915	1945	1977
600	1979	2072	2098	2115	2147	2183
700	2193	2285	2316	2336	2370	2408
800	2422	2503	2560	2584	2618	2662
1000	2956	3082	3120	3143	3193	3245
1200	3600	3755	3801	3833	3891	3953
1400	4396	4576	4645	4676	4741	4820
Add per stop	123	123	123	123	123	123

Add per express floor 1810

With openings, use cost per stop from table.

For attended, use eighty-five percent (85%) of total cost.

**Hydraulic passenger (power doors)**

FPM	Capacity (100 lb)					
	15	20	25	30	40	50
50	253	352	360	369	360	393
75	315	425	434	439	426	458
100	361	487	500	498	478	512
125	404	540	548	547	523	557
150	442	590	595	597	566	597
200	511	682	676	674	634	665
Add per stop	133	133	135	138	143	151

For manual operated doors, deduct ten percent (10%) of total.

**Electric (residential type)**

20 FPM	350 lb capacity, 2-stops	154
	500 lb capacity, 2-stops	307
	Add per additional stop	32

**Incline lifts**

Single passenger, 20' travel	7600
Two - passenger, 20' travel	9800
+/-1' travel	98.00

**SCHEDULE E (continued)**

**GC Special Features**

**Conveying Systems (continued)**

**FREIGHT ELEVATORS**

Per item (in hundreds of dollars)

Hydraulic, push button operation

FPM	Capacity (100 lb)									
	20	30	40	50	60	80	100	120	150	200
50	248	287	315	343	364	398	602	711	869	1131
100	331	359	393	418	437	471	708	830	1012	1301
125	383	413	441	460	480	502	767	896	1088	1392
150	436	469	495	515	534	562	833	973	1169	1512
Add per stop for doors										
Manual	80	80	80	80	80	80	80	80	80	80
Power	174	174	174	174	174	174	174	174	174	174

Electric, variable voltage control, push button operation

FPM	Capacity (100 lb)									
	20	30	40	50	60	80	100	120	150	200
100	603	641	700	766	840	934	1061	1199	1338	1578
200	690	741	809	866	934	1061	1216	1452	1688	
300	781	849	936	1007	1095	1254	1455			
400	886	969	1075	1168	1280	1485	1755			
Add per stop for doors										
Manual	58	58	58	58	58	58	58	58	58	58
Power	89	89	89	89	89	89	89	89	89	89

Manual controls-deduct 10% from base cost and use manual door cost for stops.

**REAR DOORS**

Add to either the passenger or the freight elevators listed above:

Manual first stop	81
Additional stop	63
Power first stop	141
Additional stop	121

**SIDEWALK ELEVATORS (electric or hydraulic)**

One floor, 2000-3000 lb capacity 39500

**MOVING WALKS**

Per L/F at 2% gradient

Length (Ft)	Width		
	36"	48"	54"
100	2238	2418	2460
300	1667	1785	1834
500	1519	1609	1698
750	1445	1501	1592
1000	1373	1469	1526
1400	1274	1405	1431
1800	1222	1285	1383

**ESCALATORS**

Per moving stairway (in hundreds of dollars)

32" Width		40" Width	
Rise in Feet	Cost	Rise in Feet	Cost
10	1102	10	1128
14	1136	14	1187
18	1280	18	1374
22	1416	22	1442
25	1484	25	1518

For variations in gradients (percentage of rise per linear foot of run) add seven tenths percent (.7%) to the base rate for each additional percent of rise. For example, the base rate for a one hundred feet (100') walk with a rise of fifteen feet (15') (fifteen percent (15%)) would be increased by nine and one-tenth percent (9.1%) (15 - 2 x .7%); the rate for a one hundred fifty feet (150') walk with a rise of fifteen feet (15') (ten percent (10%)) would increase five and six-tenths percent (5.6%) (10 - 2 x .7%).



## SCHEDULE E (continued)

### GC Special Features

#### Boilers - Gas and Light Oil Fired

Costs are for industrial type package boilers including pumps, controls and gauges. Costs are for rated horsepower. Boiler output may also be rated in terms of B.T.U. per hour, or pounds of steam per hour at two hundred twelve degrees Fahrenheit (212 F).

1hp = 33,500 BTU per hour

= 139 square feet of steam radiation

= 223 square feet of water radiated

= 34.5 pounds of steam per hour

1 lb. steam per hour = 970 BTU per hour

1 sq.ft. of equivalent steam radiation = 240 BTU per hour

1 sq.ft. of equivalent water radiation = 150 BTU per hour

Low pressure, fifteen (15) pounds steam, thirty (30) pounds water.

Rated Horsepower	Fire Tube	Scotch Marine	Water Tube
4	---	---	3100
6	8300	---	4300
10	11000	---	6400
15	14200	11400	8300
20	16600	13400	10300
30	21300	17500	13800
40	25200	20500	17500
50	29000	23200	20500
75	36400	29800	27500
100	43400	35200	34000
150	55400	45400	46100
200	65500	53800	---
300	83300	68300	---
400	98800	81400	---
500	113200	93100	---
600	126000	104200	---

#### High Pressure

125 pounds water, factor above 1.19  
150 pounds steam, factor above 1.33

### Cold Storage Facilities

To estimate total cost of a cold storage plant, determine cost of basic building, then add for insulation and doors. Add for enclosure wall from unit cost tables.

#### INSULATION

Per square foot of surface area

Insulation	Cork	Fiberglass	Foamglass	Mineral
Thickness	Board	Styrene Board	Board	Wood Batts Urethane
1"	6.01	4.85	5.36	6.15
2"	7.05	5.05	5.50	7.44
4"	9.38	5.50	6.01	9.44
6"	10.99	6.07	6.47	11.77
8"	12.93	6.59	6.92	14.03
10"	15.00	7.11	7.44	16.17

#### COLD STORAGE DOORS

Per square foot of surface area

Thickness	To 15 Sq. Ft.	16-25 Sq. Ft.	26-40 Sq. Ft.	Over 40 Sq. Ft.
4"	125.00	109.36	94.04	80.24
6"	133.61	118.69	104.82	91.41
8"	142.94	129.47	116.39	104.10

#### Sliding doors

Single add 25%  
Double add 45%

**SCHEDULE E (continued)**

**GC Special Features**

**Dock Facilities**

Per square foot

**LOADING DOCKS**

Concrete on fill

	Height	Perimeter Area Ratio				
		5	10	15	20	30
Concrete Grade Walls	3'6"	7.21	9.82	11.54	14.38	19.19
	+/- 1'	0.12	0.17	0.21	0.28	0.43
Concrete Block Grade Walls	3'6"	6.70	8.73	10.06	12.36	16.15
	+/- 1'	0.12	0.17	0.21	0.28	0.43

A loading dock has either poured concrete or concrete block perimeter grade walls built on 12" x 18" strip footings with approximately 3'6" of the wall above grade. Many loading docks are 3 - sided additions to existing structures, so calculating the perimeter for the perimeter-to-area ratio represents only the length of the three (3) sides.

**DEPRESSED TRUCK AND TRACK AREAS (INSIDE)**

Concrete Grade Walls	
3'6" Deep , per linear foot	63.32
+/- 1' Deep	13.12
Concrete Block Grade Walls	
3'6" Deep , per linear foot	50.20
+/- 1' Deep	9.23
Add per cubic foot of depressed area for excavation	0.37
Deduct for earth floor, per square foot	4.43
Deduct for asphalt paving, per square foot	0.94

A depressed truck or track area occurs within the interior of a building. For example, a company builds a building at the surrounding grade level terrain and then excavates an area that is 3' 6" lower depression within that building to accommodate the movement of goods by either truck trailers or railroad cars. The square footage of this lower area is a depressed truck or track area.

**Canopies**

**INDUSTRIAL DOCK TYPE**

Per square foot

Basic, corrugated metal or composition, wood or steel deck and framing, without soffit or lighting	14.46 to 15.59
Add for soffit and lighting	3.37

**COMMERCIAL TYPE**

Per square foot including lighting and soffit

Low cost, unfinished soffit	20.03
Average, finished soffit	25.94
Good, finished soffit, lighting	28.64
High cost, finished soffit, lighting	27.50 to 30.90

NOTE: Refer to the residential schedule for patios, porches, porticos, wood decks, balconies, and other residential type features.

**STRUCTURAL DOCKS**

Wood Floor	
Light timber or steel supports	10.21
Heavy timber or steel supports	14.31
Concrete Floor	
Light steel or concrete supports	12.13
Heavy steel or concrete supports	18.29

Add for canopies from below.

A structural dock has either steel or concrete piers inserted into the ground that support the weight associated with a dock. The dock itself is built with either a steel or wood structural frame and capped with a wood or concrete floor.

**TRUCK WELLS AND RAMPS**

Concrete paving, per square foot (incl. fill or ex)	4.43
Asphalt paving, per square foot (incl. fill or exc)	3.49
Concrete grade walls, per linear foot	
0' to 3'6" deep or rise	
+/- 1' deep or rise	43.68
Concrete Block Grade Walls	12.54
0' to 3'6" deep or rise	
+/- 1' deep or rise	36.24

A ramp is an incline that starts at ground level a upward to a specific point. A truckwell is an incline that begins at ground level and slopes or falls downward to a specific level.

In both instances, side walls are constructed of either poured concrete or concrete block to hold in or hold out dirt or fill materials.

## SCHEDULE G (continued)

### Yard Improvements

#### Fencing

Per linear foot including normal walk-in gates

	Height						
	4'	6'	7'	8'	9'	10'	12'
Galvanize Chainlink							
7 Gauge	12.33	14.10	14.87	15.66	16.97	18.31	21.68
9 Gauge	10.68	12.07	12.80	13.53	14.72	15.91	18.86
Aluminum	24.56	36.85	42.97	49.13	55.30	61.41	73.69
Iron	53.98	80.94	94.42	107.96	121.44	134.91	161.94
Modular steel	24.33	36.51	42.58	48.67	54.78	60.84	73.01

Add for top rail						3.00	
Add for 3 strands of barbed wire						1.46	
Add for service gates, per square foot				6.30	to	8.13	
Deduct for large installations							
1-3000 linear foot						-10%	
3-6000 linear foot						-15%	
Over						-20%	

#### WOOD FENCE

Per linear foot

Basket weave

5' high	23.55
6' high	24.00

Plank

5' high	14.35
6' high	16.20

Split Redwood

5' high	12.40
6' high	13.50

#### Masonry Walls

Per linear foot

	6'	+/- 1'
4" Concrete Block, painted	108.69	8.41
6" Concrete Block, painted	115.68	9.45
8" Concrete Block, painted	125.62	11.01
4" Solar Screening Block		
6" x 6"	209.34	17.90
8" x 8"	149.25	13.38
12" x 12"	103.36	10.13
8" Common Brick	271.13	35.87
12" Common Brick	377.81	53.65
4" Face Brick	186.00	25.49
8" Face Brick, 2 Sides	341.62	46.62
12" Face Brick, 2 Sides	448.27	57.61
4" Concrete	172.65	16.28
6" Concrete	198.18	17.83
8" Concrete	205.78	20.35

This schedule may be applicable to agricultural fertilizer containment walls as well.

#### Paving

Per square foot

##### ASPHALT

2" on 5" base	
Under 20,000 square feet	2.50
20,000-50,000 square feet	2.29
Over 50,000 square feet	2.00
Add for sand finish course, 3/4" thick	3.07
Add for gravel surfacing	0.28
Add or deduct per 3" base	0.36
Heavy duty or industrial work areas	2.71

##### CONCRETE

3" on 4" base	3.37
4" on 4" base	3.74
5" on 4" base	4.98
6" on 4" base	6.24
8" on 4" base	7.33
12" on 4" base	8.59
Add or deduct per 2" of base	0.23
Heavy duty roadways or industrial work areas	4.54

##### MACADAM PENETRATION

4" base	0.43
6" base	0.65
8" base	0.86

##### CRUSHED STONE PAVING

3/4", delivered	
3" deep	0.49
6" deep	0.86

NOTE: All paving prices, including service station and fast food restaurants, should be derived from the above schedules.

#### Guardrails

Per linear foot

Metal guard rail, pipe or posts	21.80
Barriers posts or poles	16.67

#### Railroad Siding

Per linear foot, includes rails, wood ties and ballast

Weight of Rail	Cost	Add for Switch & Turnout
40#	59.32	17100
60#	74.55	20700
80#	87.88	23700
100#	99.55	26300
115#	107.88	28000
130#	115.41	30000

Add per linear foot of trestles

Single track	281
Double track	475
Add per linear foot of steel ties embedded in concrete	97

## SCHEDULE G (continued)

### Yard Improvements

#### Retaining Walls

Per linear foot including excavation and backfill, to be considered only if they add value as an improvement over and above the curing contribution considered in the site valuation.

#### PLAIN CONCRETE, GRAVITY TYPE, NO REINFORCING

	6'	8'	10'
Level Backfill	255.16	335.17	497.35
Sloping Surcharge (33Deg)	281.11	390.31	550.33

#### REINFORCED, CANTILEVER TYPE

	6'	8'	10'	20'
Sloping Surcharge (33Deg)	255.16	310.30	429.24	---
500 Lb. Per LF. Surcharge	---	---	---	1189.00

#### CONCRETE CRIBBING

Per square foot of face including excavation and backfill

	Open Face	Closed Face
12' High	49.46	51.90

#### STEEL BIN TYPE

Per square foot, based on 10' wide section

Height	Depth	Cost
4'	5'6"	41.09
8'	5'6"	42.60
10'	7'6"	50.60
12'	7'6"	52.76
16'	7'6"	56.76
16'	10'	65.30
20'	10'	67.36
20'	12'	69.63
24'	12'	71.58
24'	14'	77.85
28'	14'	80.01

### Commercial Docking Facilities

#### SMALL BOAT MARINA

Typical installation, including ramps, anchor piers, utilities, lockers, etc.:

Range (per slip) 5300 to 9000

Typical wood deck on posts & piling, per square foot

Light construction	23.00
Medium construction	36.00
Heavy construction	65.00

Heavy concrete deck on piling for major shipping 99.00

#### MOORING CLUSTERS AND CELLS

	20'	30'	40'
Cluster of 3 Wood Piles	1100	1700	2100
Cluster of 5 Wood Piles	1700	2700	3500

### Bridges

Typical costs per square foot of deck, including erection foundation

#### PEDESTRIAN

	Width	Span	Costs
Precast Concrete	8'	60'	75.09
	8'	100'	82.26
	8'	120'	92.99
	8'	150'	103.73
Steel, Trussed or Arched	8'	40'	71.52
Meets NHA/NSBA Std:	8'	50'	75.09
138351	8'	60'	78.70
447317	8'	80'	92.99
2431	8'	100'	103.73
16196	8'	120'	135.93
105851	8'	150'	146.66
842	8'	160'	153.78
710988	10'	80'	67.91
1481.23	10'	120'	107.34
per SF	10'	150'	125.14
for 60' span	10'	200'	171.74
Wood, Laminated type		80'	64.40
		130'	71.58

#### HIGHWAY

	Low Cost	Median	High Cost
Concrete	62.71	112.44	194.40
Steel	69.20	124.34	221.11

#### SKYWAY

	Low Cost	Median	High Cost
Enclosed Walkway	363.28	453.02	560.06

#### CELLS, STEEL PILING, FILLED AND CAPPED

Per each

		20'	30'	40'
3	' Square	6300	9100	11700
4	' Square	8500	12300	15900
6	' Square	12900	18900	24400
8	' Square	17900	25800	33300
4	' Diameter	7100	10200	13100
6	' Diameter	10800	15600	20200
8	' Diameter	14800	21400	27600
12	' Diameter	23500	33600	43200
20	' Diameter	43200	61200	78200

## SCHEDULE G (continued)

### Yard Improvements

#### Tanks

1 Barrel of oil = 42.0 gallons

1 Barrel of water = 31.5 gallons

1 Gallon of water = 8.34 pounds

1 Gallon of water = .1337 cubic feet

Capacity of cylindrical tanks or reservoirs (per foot of depth or height)

Diameter (Feet)	U.S. Gal	Barrels (42 gal)	Diameter (Feet)	U.S. Gal	Barrels (42 gal)
1'0"	5.87	0.1	27'	4283.00	102.0
1'6"	13.22	0.3	28'	4606.20	109.7
2'0"	23.50	0.6	29'	4941.00	117.6
2'6"	36.72	0.9	30'	5287.70	125.8
3'0"	52.87	1.3	31'	5645.70	134.4
3'6"	71.97	1.7	32'	6016.20	143.2
4'0"	94.00	2.2	33'	6398.10	152.3
4'6"	118.97	2.8	34'	6790.70	161.6
5'0"	146.88	3.5	35'	7196.00	171.3
5'6"	177.72	4.2	36'	7613.30	181.3
6'0"	211.51	5.0	37'	8041.90	191.5
6'6"	248.23	5.9	38'	8482.40	202.0
7'0"	287.88	6.8	39'	8934.90	212.7
7'6"	330.48	8.0	40'	9398.70	223.8
8'0"	376.01	9.0	41'	9875.80	235.1
8'6"	424.48	10.1	42'	10362.00	246.7
9'0"	475.89	11.3	43'	10861.60	258.6
9'6"	530.24	12.6	44'	11374.00	270.8
10'	587.48	14.0	45'	11895.30	283.2
11'	710.90	16.9	46'	12430.10	296.0
12'	846.03	20.2	47'	12976.10	309.0
13'	992.91	23.7	48'	13534.80	322.3
14'	1151.50	27.4	49'	14104.00	335.8
15'	1321.90	31.5	50'	14685.00	349.0
16'	1504.10	35.8	60'	21149.30	503.6
17'	1697.90	40.4	70'	28768.50	685.5
18'	1903.60	45.3	80'	37598.70	895.3
19'	2120.90	50.5	90'	47585.90	1,133.1
20'	2350.10	56.0	100'	58748.00	1,339.0
21'	2591.00	61.7	120'	84597.10	2,014.5
22'	2843.60	67.7	140'	115146.10	2,742.0
23'	3108.00	74.0	160'	150394.90	3,581.4
24'	3384.10	80.6	180'	190343.50	4,532.7
25'	3672.00	87.4	200'	234992.00	5,596.0
26'	3971.60	94.6	220'	284340.30	6,771.2

Capacity in barrels (oil) = D to power of 2 x .1399 x height  
(diameter and height in feet)

Capacity in gallons = D to power of 2 x 5.8748 x height  
(diameter and height in feet)

The following pages contain some typical costs of tanks. Price small miscellaneous tanks, or others not included, by applying the proper unit-in-place costs to the shell, foundation, and other components.

#### Oil Storage

##### BOLTED STEEL TYPE

Standard A. P. I. tanks. Costs include roof deck and supports, sand and gravel foundation with retaining ring, painting and typical basic fittings.

Capacity (Barrels)	Size Dia x Hgt	Cost
100	9' x 8'	7,000
200	9' x 16'	10,800
300	9' x 24'	15,200
400	9' x 32'	19,600
500	16' x 16'	23,900
750	16' x 24'	31,900
1000	22' x 16'	39,500
1500	22' x 24'	53,600
2000	30' x 16'	66,000
3000	30' x 24'	74,600
4000	39' x 16'	80,500
5000	39' x 24'	86,300
7500	39' x 36'	105,800
10000	55' x 24'	128,300
15000	55' x 36'	166,600

##### WELDED STEEL TYPE

Costs include foundations, cone roofs with support outside ladder, steel right curb.

Capacity (Barrels)	Size Dia x Hgt	Cost
2,000	30' x 16'	67,400
3,000	30' x 24'	76,000
4,000	30' x 32'	85,200
5,000	38' x 24'	96,800
7,500	38' x 36'	113,500
10,000	55' x 24'	142,700
15,000	55' x 36'	179,100
20,000	60' x 40'	217,500
25,000	60' x 50'	253,600
30,000	80' x 34'	289,800
40,000	80' x 45'	331,300
45,000	90' x 40'	373,000
50,000	90' x 44'	414,600
75,000	120' x 36'	579,800
100,000	140' x 37'	746,400
125,000	160' x 35'	907,300
150,000	180' x 33'	1,062,500
200,000	200' x 36'	1,297,200
250,000	220' x 36'	1,369,700
300,000	240' x 37'	1,930,700
350,000	260' x 37'	1,971,300
400,000	260' x 42'	2,174,100
500,000	280' x 46'	2,572,700

Add for pontoon floating roof

per foot of diameter 1118 to 2003

Add for double deck roof

per foot of diameter 1234 to 1476

## SCHEDULE G (continued)

### Yard Improvements

#### Elevated Steel Tanks

Per item including foundation, riser pipe, frost case, ladder and walkway, completely installed.

Capacity (Gallons)	Cost (in \$1000) for Tower Heights			
	50'	75'	100'	150'
15,000	162	181	211	276
20,000	166	185	217	280
25,000	171	188	221	285
30,000	175	194	226	292
40,000	180	199	229	297
50,000	185	204	234	301
60,000	200	223	253	321
75,000	219	244	274	338
100,000	236	259	293	358
125,000	264	290	321	386
150,000	293	318	349	415
200,000	391	423	456	520
250,000	438	479	510	574
300,000	487	534	566	631
400,000	573	626	654	725
500,000	639	694	748	826
750,000	837	906	986	1,111
1,000,000	1,059	1,142	1,245	1,396
1,500,000	1,473	1,586	1,735	1,964
2,000,000	1,884	2,025	2,222	2,534
Factor*	1.15	1.15	1.15	1.20

\*For high stress hurricane and earthquake areas

Capacity in barrels (oil) = D to power of 2 x .1399 x height  
(diameter and height in feet)

Capacity in gallons = D to power of 2 x 5.8748 x height  
(diameter and height in feet)

#### Welded Steel Pressure

Costs include horizontal installation on legs or saddle pads including normal fittings but not foundations or base plates.

Capacity (Gallons)	Size Dia x Hgt	Cost
125	2' x 6'	600
250	2'6" x 9'	900
500	3'6" x 8'	1,700
1000	3'6" x 16'	2,900
1500	5' x 11'	4,300
2000	5' x 15'	5,500
2500	5' x 19'	6,900
3000	5' x 22'	8,200
4000	5' x 29'	10,700
5000	5' x 36'	13,400
7500	6' x 37'	19,900
10000	6' x 50'	26,300
12500	6' x 61'	37,000
15000	7'6" x 50'	43,300
20000	7'6" x 65'	54,300
25000	9'6" x 51'	65,100
30000	11' x 47'	75,900
35000	11' x 52'	86,900
40000	11' x 57'	97,700
45000	11' x 63'	108,400
60000	11' x 90'	141,000
90000	11' x 133'	206,900

### Towers

Per item of painted towers for flat bottom tanks, including added cost of erection of tank above ground, footings, pipe to ground and balcony.

Capacity (Gallons)	Tower Height				
	12'	25'	50'	75'	100'
1,000	5,100	6,200	---	---	---
1,500	5,800	7,500	12,100	---	---
2,000	6,600	8,200	13,400	21,100	---
3,000	7,600	9,400	15,100	23,900	38,000
5,000	8,800	11,200	18,000	27,500	43,300
10,000	11,900	14,500	22,400	33,900	51,600
20,000	15,200	18,200	28,000	41,500	61,900
30,000	17,700	21,100	31,500	46,700	68,600
40,000	19,500	23,500	34,700	50,900	73,800
50,000	---	25,700	37,400	53,900	81,100
75,000	---	---	42,700	62,600	95,700

### Bulkhead Piling

Sea walls, cost per linear foot where typically installed, 10' - 14' depth for small residential jobs. For large commercial projects, costs may be 50% lower.

Creosoted wood, 8" to 12" including tiebacks	222	337
Concrete, precast, 5" to 6" including ties and piling	411	685
Rubble stone, 3' including 1' of bedding	549	717

### Earth Dikes

Per cubic foot 0.64

**SCHEDULE G (continued)****Yard Improvements****Wood Water Storage**

Per item, redwood or fir.

Capacity (Gallons)	Size (Dia x Hgt)	Tank Cost	Flat Cover	Conical Cover	Chime Joists	Wood Ladder	Steel Ladder
1,000	6 x 6	4100	580	930	110	160	170
1,500	7 x 7	5200	670	1090	160	160	170
2,000	8 x 6	6240	770	1280	200	160	170
3,000	8 x 8	7790	770	1280	200	200	220
4,000	9 x 9	9350	950	1660	310	200	220
5,000	11 x 8	10700	1210	1940	410	200	220
7,500	12 x 10	13400	1540	2170	460	250	270
10,000	14 x 10	15900	1800	2620	690	250	270
15,000	14 x 14	20780	1800	2620	690	320	370
20,000	16 x 14	25250	1980	3060	940	320	370
30,000	18 x 16	32100	2200	3580	1190	370	430
50,000	22 x 18	43740	2700	4740	1460	420	480
75,000	26 x 20	55470	3210	5810	1760	460	520
100,000	30 x 20	66490	3790	7050	2120	460	520
150,000	37 x 20	84660	4820	8980	2920	460	520
200,000	43 x 20	100760	5490	10950	3580	460	520

Add 33% for cypress tanks.

Add tower cost for elevated tanks.

Add for concrete slab foundations per cubic foot

6.34 to 11.10

Add cover, joists, and ladders to basic tank cost as necessary.

**Standpipes and Surface Reservoirs**

Cost includes foundation, roof, ladders and typical accessories.

**WELDED STEEL STANDPIPE - (Height exceeds diameter)**

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	23,400	200,000	141,300	2,000,000	652,600
20,000	37,500	250,000	159,100	2,500,000	762,900
30,000	49,300	300,000	176,300	3,000,000	873,000
50,000	67,400	400,000	220,400	4,000,000	1,065,100
75,000	88,000	500,000	258,600	5,000,000	1,245,200
100,000	107,200	750,000	332,200	6,000,000	1,420,000
125,000	115,800	1,000,000	383,800	7,500,000	1,658,600
150,000	124,700	1,500,000	535,900	10,000,000	2,026,200

**CONCRETE WATER TANKS - (Surface reservoir)**

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	44,100	200,000	260,700	2,000,000	963,300
20,000	66,900	250,000	296,200	2,500,000	1,097,500
30,000	84,700	300,000	333,600	3,000,000	1,235,300
50,000	116,600	400,000	394,900	4,000,000	1,511,200
75,000	146,100	500,000	446,800	5,000,000	1,788,600
100,000	173,100	750,000	573,000	6,000,000	2,060,700
125,000	195,900	1,000,000	675,400	7,500,000	2,482,500
150,000	221,100	1,500,000	820,700	10,000,000	3,176,500

Reservoirs-typical costs of cut and fill reservoirs with concrete or asphalt

linings and wood roof structures, per unit of rated capacity \$ 0.25

per gallon or \$81,200 per acre foot.

**SCHEDULE G (continued)**

**Yard Improvements**

**Dry Storage Bins**

Typical cost per item for bolted steel industrial type bins  
(to 55# per cubic foot), installed complete.

CYLINDRICAL TYPE, including foundation and floor slab

Diameter	Height								
	24'	32'	40'	48'	56'	64'	72'	80'	88'
9'	6800	8600	10000	11500	13100	14300	15800	---	---
12'	10500	12500	17000	18700	20500	22200	23900	---	---
15'	14200	17700	21100	24300	27500	30700	33500	36600	---
18'	18400	22900	27500	31700	36000	39900	44100	47900	51700
21'	---	30100	35700	40900	46200	50800	55300	60200	65000
26'	---	41900	48500	55300	62100	68800	76400	83000	89800
32'	---	56800	67600	77400	87100	96400	105800	114300	122600

HOPPER TYPE, including structural supports and footings

Diameter	Height					
	16'	24'	32'	40'	48'	56'
9'	8000	9900	11000	12400	---	---
12'	11800	14700	16300	18700	20500	22200
15'	---	19300	23000	26000	29100	31400
18'	---	24900	29900	34600	38300	42000
21'	---	30400	38200	44800	50200	---

Factors for

80# Cylindrical	1.05 Hopper	1.10
100# Cylindrical	1.15 Hopper	1.15

**Bulk Storage Tanks**

**VERTICAL BULK STORAGE**

Costs are for 10 and 12 gauge bolted galvanized tanks,  
including sand & gravel foundations, fittings and roof.

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
2,000	4800	15,000	15800
3,000	5700	20,000	19500
4,000	6500	30,000	27600
5,000	7400	40,000	36000
7,500	9500	50,000	43700
10,000	11700	60,000	52100

Add for concrete slab foundations, per SF 4.05

**HORIZONTAL BULK STORAGE**

Costs are for completely installed tanks, including saddles  
or legs and fittings.

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
1,000	2600	7,500	7300
1,500	2800	10,000	9000
2,000	3200	12,500	10900
3,000	4100	15,000	12700
4,000	4700	20,000	16300
5,000	5300	25,000	20100
6,000	6000	30,000	23300

**Fuel Oil Tanks**

Per item for underground steel tanks, installed  
complete, including excavation and backfill.

Capacity (Gallons)	Shell	Cost
500	10 GA	2500
1,000	3/16"	4000
2,000	3/16"	5600
3,000	3/16"	6400
4,000	3/16"	7800
5,000	1/4"	8400
7,500	1/4"	12200
10,000	1/4"	13900
12,500	5/16"	14700
15,000	5/16"	17100
20,000	5/16"	19600
30,000	3/8"	29400



**SCHEDULE G (continued)**

**Yard Improvements**

**Grain Elevators**

Grain elevators are for the processing and storage of grain. Most facilities may consist of a combination of structures as listed below or from other categories in this section. Any separate offices, warehouses, or other non-farm structures should be priced from other sections of this manual.

Costs are based on total bushel capacity of the elevator and/or annex facility except for steel tanks and bins which are priced on a cost per tank basis. Special foundation work such as pilings or extremely large concrete pads are not included and must be added separately.

Annex costs are for vertical storage facilities. They are to be used for elevators when there is an exposed leg system and no headhouse or for additional detached storage which utilizes the headhouse of the original elevator as well as its basic machinery. If the annex has a headhouse, it should be priced from the elevator cost tables, using the total capacity of both the elevator and the annex.

Total Bushel Capacity	Cost Per Bushel			
	Wood Crib/Metal Clad		Concrete	
	Elevator	Annex	Elevator	Annex
8,000	16.83	9.77	14.75	8.87
10,000	15.39	8.83	13.23	7.96
15,000	13.07	7.97	12.00	7.11
20,000	11.63	7.19	11.01	6.55
25,000	10.61	6.51	10.25	6.16
30,000	9.86	6.01	9.57	5.85
40,000	8.79	5.29	8.95	5.39
50,000	8.02	4.79	8.47	5.08
75,000	6.80	4.01	7.67	4.53
100,000	6.05	3.52	7.15	4.18
150,000	5.15	2.95	6.48	3.73
200,000	4.58	2.59	6.04	3.45
250,000	4.18	2.35	5.72	3.23
300,000	3.88	2.17	5.46	3.09
400,000	3.47	1.90	5.10	2.84
500,000	3.17	1.73	4.82	2.67
750,000	2.87	1.60	4.36	2.38
1,000,000	2.59	1.48	4.08	2.19
Over	2.33	1.40	3.34	1.76

Grain Elevator Depreciation: Refer to the Depreciation Section for special consideration relative to Grain Elevator Depreciation.

**Trench and Bunker Silos**

Per square foot

**Horizontal Silos**

	Ground Floor Area (square feet)					
	2000	3000	4000	5000	6000	8000
Tilt-up concrete panels and precast wall supports, sealed, concrete floor	14.30	12.34	11.27	10.50	9.96	8.90
Poles and braces, tilt-up concrete panels, concrete floor	11.55	10.05	9.24	8.65	8.25	7.39
Cantilevered poles, plywood or tongue and groove walls, concrete floor.	10.04	8.34	8.22	7.74	7.42	6.70

**Steel Tanks and Corrugated Metal Bins**

Capacity (Bushel)	Bolted or Welded Steel	Corrugated Metal (Per Bin)
15,000	3.06	1.79
20,000	2.92	1.71
25,000	2.82	1.65
30,000	2.73	1.62
35,000	2.67	1.59
40,000	2.62	1.55
50,000	2.51	1.50
60,000	2.44	1.45
80,000	2.33	1.40
100,000	2.25	1.35
125,000	2.17	1.30
150,000	2.10	1.27
175,000	2.05	1.24
200,000	2.00	1.21
250,000	1.95	1.18
300,000	1.92	1.15

**Horizontal Storage**

The following costs are for horizontal or flat storage without loading and/or unloading systems.

Capacity (Bushel)	Cost Per Bushel	
	Wood	Steel
50,000	1.34	1.56
75,000	1.26	1.48
100,000	1.19	1.43
150,000	1.13	1.35
200,000	1.06	1.30
250,000	1.02	1.26
300,000	1.00	1.22
400,000	0.95	1.17
500,000	0.92	1.15
750,000	0.85	1.07
1,000,000+	0.82	1.04

**SCHEDULE G (continued)**

**Yard Improvements**

**Brick and Concrete Stacks**

Per item (in thousands of dollars)

including normal foundation, brick lining for  
1/3 of the height, ladder and lightning rod.

Height	I.D. Top	Brick	Concrete
75'	4'	66	52
	5'	74	59
	6'	93	77
100'	4'	87	71
	5'	100	78
	6'	124	103
	7'	136	111
	8'	157	133
125'	5'	125	100
	6'	156	130
	7'	173	141
	8'	198	167
	9'	245	209
150'	6'	188	156
	7'	207	170
	8'	237	200
	9'	295	250
	10'	325	282
175'	7'	241	197
	8'	278	233
	9'	343	293
	10'	381	329
	12'	409	357
200'	8'	317	266
	9'	392	334
	10'	434	376
	12'	467	409
	14'	551	484
225'	8'	357	301
	10'	442	377
	12'	490	424
	14'	527	461
	16'	621	546
250'	10'	442	377
	12'	490	424
	14'	527	461
	16'	621	546
	18'	706	621

**Steel Stacks**

Per linear foot of height, installed complete  
including foundation and painted exterior.

Thickness (At Base)	Diameter at Base							
	18"	24"	30"	36"	48"	60"	72"	84"
10 Gauge	196	249	300	353	447	548	632	---
8 Gauge	225	286	346	396	505	606	708	---
1/4" Plate	---	371	438	505	640	766	884	1011
3/8" Plate	---	---	---	640	800	968	1094	1222
1/2" Plate	---	---	---	---	927	1094	1263	1433
Guy Wire (L.F.)	0.50	0.61	0.66	0.76	0.87	1.01	1.09	1.18
Guy Band (Each)	55	84	107	131	184	240	295	358
Roof Flashing	388	548	716	884	1263	1643	2022	2443
Umbrella Top (Each)	144	220	303	396	598	---	---	---

## SCHEDULE G (continued)

### Yard Improvements

#### Incinerators

##### STEEL

Costs include scrubber, but do not include chimney.

Pounds per Hour	Cost
50	20600
100	23000
200	28900
400	43800
600	68000
1000	161100
Add for feeder	7600 to 11700

##### BRICK

Costs include brick work, but do not include chimney or pollution control.

Pounds per Hour	Cost
100	10500
200	13300
400	19300
600	24600
1000	35600
2000	63900
3000	91800
5000	147700

For refractory lining, add 200%.

### Drive-In Theaters

Costs are broken into major cost items on a per space basis. Some theaters may be mixed in quality requiring substitution from another grade.

	D	C	B	A
Engineering	110	136	169	208
Grading	106	130	162	199
Paving	331	426	548	705
Screens	121	166	231	319
Ticket Booth	12	14	17	21
Miscellaneous				
Landscaping, etc.	74	106	155	225
Cost per car space	754	979	1283	1676

### UNIT COSTS

The following costs may be used to either make adjustments to the cost per space pricing or as a build-up method to develop a complete theater cost.

	Low	Average	Good
Screen, per sq. ft. of screen area			
Wood frame on poles	19.44	21.09	24.80
Wood frame on timbers:			
Plain	23.59	22.16	25.80
Ornate	31.42	29.43	34.78
Steel frame:			
Plain	25.54	31.92	39.53
Ornate	34.31	32.24	38.04
Concrete, with steel-framed			
screen enclosure	38.54	47.43	57.81
Ticket Booths, each	5,627.00	5,658.00	6,814.00

NOTE: Refer to the 30-year life table for depreciation.

NOTE: All other buildings including projection booths and security fencing should be priced from the appropriate schedule.

### Chimneys

#### BRICK CHIMNEYS

Average cost per foot of height with tile flues, including foundation.

	Per vertical LF
8" square or round flue	165.00
12" square or round flue	210.00
2-8" square or round flue	215.00
10" x 18" rectangle flue	221.00
1-8" and 1-12" square flue	260.00

#### METAL CHIMNEYS

Average cost per linear foot for round galvanized metal stacks.

Size	Single Wall	Double Wall	Triple Wall
6"	25.06	27.34	29.25
8"	28.93	33.13	42.79
10"	38.40	48.01	59.96
Add for thru-the-wall installations.		190	304
Add for box framed decorative chimney housing per linear foot:			
Wood or stucco		19.57	29.21
Metal		36.69	54.36

## SCHEDULE G (continued)

### Yard Improvements

#### Greenhouses

Price per square foot of floor space

Cost includes foundation, light masonry or frame sill walls, glazed upper walls (6' to 7' overall eaves height), roof ventilation, lighting, and water service.

Cost does not include heating and ventilation systems, special watering or sprinkler systems, and planting benches.

Type and Quality	Square Foot Area														
	500	1000	2000	3000	5000	10000	20000	30000	40000	50000	60000	70000	80000	90000	Over
Good aluminum/steel	73.86	49.50	35.86	29.13	26.39	24.60	21.62	20.26	19.11	18.66	17.65	16.90	16.39	15.97	15.55
Average steel	71.69	48.69	36.01	29.51	19.83	18.58	15.78	14.92	14.33	13.84	13.03	12.45	12.04	11.72	11.39
Average pipe	64.47	43.83	32.37	26.57	17.83	16.69	14.20	13.42	12.87	12.45	11.73	11.23	10.82	10.58	10.33
Low cost wood frame	53.80	36.85	27.61	22.91	15.21	14.28	12.03	11.35	10.85	10.50	9.93	9.52	9.20	8.95	8.71

Add for paved floors and walks

Concrete 4.07

Asphalt 2.79

Add for maintenance and utility buildings, per square

Cheap shed-type 11.01

Low cost frame, block or equal 21.68

Average cost block or equal 27.12

Average cost brick or equal 33.63

Good quality brick or equal 38.82

### INSTITUTIONAL AND CONSERVATORY GREENHOUSES

Apply the following factors to the good aluminum and steel frame prices.

Typical installations 200%

High quality elaborate installation 300%

### Swimming Pools

Per square foot of pool surface, reinforced concrete construction including piping & water treating equipment, heaters, boards, ladders.

### Car Wash Buildings

DRIVE - THRU CAR WASH (Stationary Type, Exterior - Wash)

Per square foot, average quality, completely installed.

	Good	Avg.	Low Cost
Masonry/Steel	74.54	74.48	63.68
Porcelain-Steel	96.73	88.20	79.68
Wood Frame/Stucco	65.21	60.06	54.92

Cost includes concrete slab, floor drains, basic electrical, lighting and water service and equipment enclosure. Add for restroom fixtures from general commercial schedule.

### DO-IT YOURSELF

Per item, completely installed (excluding equipment)

Good quality		
2-bay		36100
Each additional bay		12500
Average quality		
2-bay		30000
Each additional bay		9700
Low cost		
2-bay		27100
Each additional bay		8400

### MOTEL AND APARTMENT COMPLEX TYPE

Square Feet	Cost
1,000-1,200	65.80
1,300-1,500	63.80
1,600-2,200	60.00
2,300-2,500	54.60

### SWIM AND COUNTRY CLUB TYPE

Square Feet	Cost
2,500-4,000	79.90
5,000-6,000	71.80
7,000-9,000	66.80
10,000-20,000	62.10
Over	57.40
Add for diving 'L	7.90

Irregular shape			Add 25%
Separate whirlpool bath (range)	6700	to	11600
Add for ceramic tile, per sq.ft. tiles area			10.53
Add for concrete apron, per square foot			5.43
Add for wading pool, per square foot			13.00
Price fencing from appropriate schedule.			
Price buildings from appropriate schedule.			

### LARGE MUNICIPAL POOLS

Complete include bathhouse			
Per person capacity	3920	to	5870

## SCHEDULE G (continued)

### Yard Improvements

#### Golf Courses

##### REGULATION PLAY

Costs per hole are given for five (5) quality grades of golf courses, ranging from cheaply built courses to excellent quality courses designed for professional play.

The costs for each grade have been developed to include the following:

- 1 Architectural fees to include engineering, planning and on-site supervision (ranging from six percent (6%) to ten percent (10%)).
- 2 Normal site preparation and grading, and follow-up fairway seeding and landscaping.
- 3 Sprinkler installation to include the water source, pumps, piping and heads.
- 4 Roadway construction to include base preparation, paving and bridging for service roads and cart paths.
- 5 Green construction to include seeding and pre-opening maintenance.
- 6 Tee construction to include seeding and pre-opening maintenance.
- 7 Bunker construction to include pre-opening maintenance.

##### GRADE AA

Superior quality course, designed to accommodate professional championship play, eighteen (18) holes on one hundred eighty (180) acres of rolling and laked terrain, seven thousand two hundred (7,200) yards long, rated par seventy two (72) and featuring a completely automatic sprinkler system throughout, ten thousand (10,000) square feet tiled greens, two thousand four hundred (2,400) square feet tees with three (3) tee locations, an average of three (3) bunkers per hole and good quality asphalt paved roadways.

##### GRADE A

Excellent quality course, designed to accommodate professional championship play, eighteen (18) holes on one hundred sixty (160) acres of rolling and laked terrain, seven thousand two hundred (7,200) yards long, rated par seventy two (72) and featuring a completely automatic sprinkler system throughout, eight thousand (8,000) square feet tiled greens, two thousand one hundred (2,100) square feet tees with two (2) to three (3) tee locations, an average of three (3) bunkers per hole and good quality asphalt paved roadways.

##### GRADE B

Good quality private club type course, eighteen (18) holes on one hundred thirty (130) acres of rolling terrain, six thousand four hundred (6,400) to six thousand five hundred (6,500) yards long, rated par seventy (70) and featuring an automatic sprinkler system serving the greens and tees, and a manual system on fairways, five thousand (5,000) square feet tiled greens, one thousand eight hundred (1,800) square feet tees with two (2) tee locations, an average of two (2) bunkers per hole, and good quality asphalt paved roadways.

##### GRADE C

Average quality public and municipal type course, eighteen (18) holes on one hundred ten (110) acres of primarily flat terrain, six thousand (6,000) yards long, rated par sixty-seven (67) to seventy (70), featuring a semi-automatic sprinkler system, small tees and greens with few bunkers and average quality asphalt or gravel roads.

##### GRADE D

Fair quality course, eighteen (18) holes on ninety (90) acres of flat terrain, five thousand four hundred (5,400) yards long, rated par sixty-four (64) to sixty-seventh (67), and featuring a manual sprinkler system, small tees and greens with few bunkers and gravel roadways.

##### BASE COST PER HOLE

AA Grade	183,000
A Grade	132,000
B Grade	82,000
C Grade	56,000
D Grade	28,000

NOTE: The costs per hole, and components represent neither the best nor the cheapest quality courses and may be factored upward (ten percent (10%) to fifty percent (50%)) or downward (ten percent (10%) to fifty percent (50%)) as required.

For hybrid courses (courses exhibiting different quality grade features), it may be necessary to interpolate between grades.

##### TYPICAL COST-RANGE FOR COMPONENTS

Tees	0.60 per SF
Bunkers	2.20 per SF
Greens	
Flat	2.00 per SF
Elevated	3.70 per SF
Lakes	
Asphalt lined	2.40 per SF
Plastic & sand	1.80 per SF
Sprinkler systems	
Manual	7500 per hole
Automatic	16000 per hole
Site preparation and landscaping	6000 per hole

##### SHORT PLAY

Cost range per hole, excluding structures and parking areas.

Executive courses, 18 holes on 50 to 60 acres, 4,600 yards long including sprinkler system, excluding lighting 52000

Par 3 course, 18 holes on 30 to 40 acres, 2,800 to 3,000 yards long, including sprinkler system, excluding lighting 35000

Pitch and putt, 9 holes on 10 to 15 acres, 1,400 to 1,500 yards long including sprinkler system, excluding lighting 25000

##### GOLF COURSE LAND VALUES

The reproduction cost for a regulation or short play golf course improvement includes a cost for the land of \$ \_\_\_\_\_ per acre without a consideration of productivity factors. The following formula is used to determine the true tax value of a golf course:

STEP ONE: Determine the number of holes in the golf course.

STEP TWO: Multiply the number of determined in STEP ONE by the base cost per hole

STEP THREE: Determine the amount of acreage in the parcel devoted to the golf course (greens, fairways, roughs, etc.).

STEP FOUR: Multiply the amount determined under STEP THREE by \$495.

STEP FIVE: From the amount determined under STEP TWO, subtract the amount determined under STEP FOUR.

STEP SIX: To the amount determined in STEP FIVE,

apply the appropriate depreciation percentage.

The true tax value of the golf course land is \$1,050 per acre.

## SCHEDULE G (continued)

### Yard Improvements

#### Miniature Golf Courses

Typical cost per hole including plumbing but excluding building structures, fencing, and parking areas.

Excellent installation, professionally designed	17500
Good installation	11700
Average quality installation	5300
Low cost installation	2500

#### Golf Driving Range

Typical cost per station, including station paving, normal fencing, but excluding building structures and parking areas

Excellent installation	5400
Good installation	3600
Average installation	2800
Low cost installation	1800

#### Artificial Turf

Per square foot, for football and baseball, including pad 8.18 to 10.28

#### Bleachers

Typical cost

	Seats	Per S.F.*	Per Seat
Portable, steel frame, wood benches, outdoor	Up to 800	15.75	49.16
	Over 800	14.60	43.87
Permanent, wood frame and benches, outdoor	Up to 1000	20.44	64.44
	1000 to 2000	19.01	59.15
	Over 2000	17.80	54.47
Permanent, steel frame fiberglass benches, outdoor	Up to 1000	31.71	99.89
	1000 to 2000	29.48	91.68
	Over 2000	27.58	84.41
Add for roofed area	7.39 to	9.51	per S.F.

#### OUTDOOR STANDS OVER DRESSING ROOMS

including finish and plumbing

		Per S.F.*	Per Seat
Average wood seats, steel frame		66.42	208.81
Average steel seats, concrete or masonry walls		74.49	231.22
Average concrete seats, concrete or masonry walls		100.10	302.59
Add for roofed area; per sq.ft.	10.10 to	16.30	per S.F.

\*Square foot of projected horizontal area

### Running Tracks

Per square foot

Gravel and cinder on stone base	1.17
Resilient paving, rubber cork base	
Plain	2.39
Colored	2.92
Rubberized asphalt, colored	3.18
Artificial resilient material, asphalt base	10.34

Typical cost for gravel track with minimal requirements for 440 yard oval 21' wide, 24' x 750' long straight-away, including high jump, pole vault, broad jump, discus and hammer throw and shot-put facilities 76,000 to 98,000

Typical cost to include football field 153,000 to 190,000

### Sports Stadium

Typical cost range per seating capacity (baseball capacity) for all structural improvements in-place.

Older type parks	1300 to	1600
Modern type parks	1600 to	2700
Enclosed, roofed stadiums, artificial turf, scoreboard	2500 to	5200

### Tennis Courts

Typical cost range per court, 60 x 120 including fencing

	Standard	Deluxe
Clay surfaced court	32600	45600
Add per additional court	25700	36000
Asphalt surfaced court	33300	46600
Add per additional court	26300	36800
Sod surfaced court	32600	45600
Add per additional court	26000	36400
Add for lighting	8800	12300
Per additional court	4400	6200

### Paddle Tennis Courts

Typical costs range per set, 54' x 55' deck with two 18' x 39' playing courts, installed complete including deck and supports, accessories.

	Standard	Deluxe
Bituminous concrete deck, colored	33000	41000
Treated wood deck	38000	50000
Insulated steel deck	41000	50000

### Shuffle Board Courts

Typical cost per court, 6' x 52' concrete 1800 to 2800

## SCHEDULE G (continued)

### Yard Improvements

#### Mobile Home Parks

##### General Specifications

##### EXCELLENT "A"

The excellent mobile home park provides deluxe accommodations for the largest single and double wide homes. It will have complete and various recreational facilities of top quality and feature generous amounts of landscaping, sprinkler systems, etc.

##### GOOD 'B'

The typical good park is one catering to the larger, permanent mobile home. It will accommodate a limited quantity of double wides and will feature complete recreational facilities. All utilities are underground and may include cable TV systems.

##### AVERAGE 'C'

This type of park is built more for permanent occupancy and will have spaces to accommodate the manufactured home up to sixty (60) feet but few if, any, double wide versions. They will have utility buildings, office and possibly recreational facilities, electrical costs include underground service and telephone

to most sites as well as street lighting.

##### LOW COST "D"

Developed for transient or semi-permanent occupancy, these parks usually have car-drawn trailers up to forty-five feet (45) long. They feature limited planning and facilities and have sewer or septic system hook-ups and water, but not gas hook-ups, except to utility buildings and electrical service is overhead.

##### CHEAP 'E'

Typical of sites developed in outlying rural areas where there is minimal or no building code enforcement. There will be close spacing and few facilities and are designed for smaller mobile homes. They feature water service to common hydrants with no trailer hook-ups.

#### Cost per site

Quality Grade	A		B		C		D		E						
*Site Size (Sq. Ft.)	2700	--	5100	2000	--	4700	1700	--	3700	1000	--	2900	700	--	2400
**Cost Range (\$)	13400	--	14230	9670	--	10850	6360	--	7520	4350	--	5370	2220	--	3140
Components of Above Cost.															
Engineering	1310	--	1410	980	--	1100	660	--	770	450	--	540	220	--	320
Site Grading	1260	--	1350	880	--	1000	550	--	670	360	--	450	170	--	250
Street Paving	1960	--	2080	1440	--	1620	950	--	1130	720	--	900	430	--	600
Patios and Walks	1690	--	1780	1100	--	1240	720	--	850	480	--	580	250	--	340
Sewers	1280	--	1360	1040	--	1180	800	--	930	570	--	710	340	--	480
Water	1250	--	1310	950	--	1060	660	--	770	480	--	580	280	--	390
Electric	2100	--	2220	1560	--	1740	1030	--	1230	710	--	870	370	--	520
Gas	820	--	870	570	--	640	360	--	410	220	--	280	0	--	0
Misc. (Landscaping, Recreation, Facilities, Etc.)	1740	--	1840	1140	--	1280	640	--	760	370	--	470	160	--	240
Total	13400	--	14230	9670	--	10850	6360	--	7520	4350	--	5370	2220	--	3140

\*Site size refers to the average of the actual site on which the mobile home is situated, exclusive of access drives, recreation areas, and service areas.

\*\*The cost range per site includes all of the components shown above, naturally, if the sites being appraised do not include all of the above components, proper deductions should be made according to the above schedule.

NOTE: In Appraising mobile home parks through the use of this schedule, complete the following steps:

1. Enter the number of sites and proper rate in the SUMMARY OF IMPROVEMENTS section and calculate reproduction cost.
2. Apply proper depreciation considering age, condition, and neighborhood desirability (use residential guidelines).

3. Appraise other structures (i.e. garages, community rooms, laundry buildings, etc.) from appropriate schedules.

NOTE: This schedule is NOT to be used for recreational vehicle parks.

## SCHEDULE G (continued)

### Yard Improvements

#### Riverboat Cost Schedules

For Indiana property tax purposes, the reproduction cost of a riverboat licensed under IC 4-33 shall be computed in accordance with Schedule A or B in this section. Typical cost range per certified capacity for all structural components in-place. Certified capacity is the maximum persons capacity as prescribed by the regulations of the Coast Guard, Department of Transportation. For purpose of this section, certified capacity includes both passengers and crew.

#### SCHEDULE A

Riverboats licensed in counties contiguous to Lake Michigan:

Certified capacity of 2,0	19,000,000
More than 2,000, add	2,500 per person
Less than 2,000, deduct	2,500 per person

Example: A Lake Michigan riverboat has a certified capacity of 3,000 persons. The difference in capacity between the subject and the model is 1,000 people. To calculate the boat's reproduction cost, multiply the capacity difference of 1,000 by the per person cost and add it to the base as follows:

$$\begin{array}{rcl} 2,500 \times 1,000 & = & 2,500,000 \\ 19,000,000 + 2,500,000 & = & 21,500,000 \end{array}$$

#### SCHEDULE B

Riverboats licensed in counties contiguous to the Ohio River:

Certified capacity of 2,000	17,100,000
More than 2,000, add	2,500 per person
Less than 2,000, deduct	2,500 per person

Example: An Ohio River riverboat has a certified capacity of 1,600 persons. The difference in capacity between the subject and the model is 400 people. To calculate the boat's reproduction cost, multiply the capacity difference of 400 by the per person cost and deduct it from the base as follows: and add it to the base as follows:

$$\begin{array}{rcl} 2,500 \times 400 & = & 1,000,000 \\ 17,100,000 - 1,000,000 & = & 16,100,000 \end{array}$$

### Landfill Liners

The following schedule is to be used in assessing liners installed within landfills.

A landfill liner is a series of layers of special earth materials and plastic that is placed within the landfill cell to retain leachant within the structure and discourage subterranean water from infiltrating the cell. The rates given represent a composite build-up of the liner and can be used as either a system total or on a component basis depending on the subject landfill.

Once the subject's rate has been determined, multiply the desired rate by either the number of square feet or the acreage within each cell and calculate a depreciation percentage from the twenty (20) year life expectancy table. Record the true tax value as a sound value item in the "Summary of Improvements" section of the property record card.

The land value for the area underneath the cell should be valued at the commercial unusable undeveloped rate with a "floating one (1) acre" at the primary rate until the cell has been closed. After closure, the entire acreage of the cell is valued at the commercial unusable undeveloped rate.

	Per S.F.	Per Acre
Compacted soil barrier (10" to 24")	0.65	28300
Flexible membrane liner (60 mil.)	0.45	19600
Geosynthetic clay liner blanket (30")	0.55	24000
Sand drainage layer (12")	0.50	21800
Total	2.15	93700

Protective cover layer - part of unusable undeveloped rate.



## SCHEDULE G (continued)

### Yard Improvements

#### Commercial-Type Solar Heating and Cooling System Base Rates

For large commercial applications, multiply the system's total collector square feet by the following square feet base rates. To arrive at the system's correct reproduction cost, determine the rate from the schedule below by choosing a rate, listed to the nearest five thousand (5,000) square feet, that is closest to the subject's system total area. Do not interpolate between rates.

	Per S.F.
5000 to 10,000	63.87
15,000	57.23
20,000	55.60
25,000	54.38
30,000	53.39
35,000	52.58
40,000	51.88
45,000	51.27
50,000 and over	50.73

#### Geothermal Heating and Cooling System Base Rates

##### Horizontal Closed Loop Systems

System Tonnage	HCLSWD	HCLSWOD
	w/distribution	w/o distribution
2 Ton	10400	9100
2.5 Ton	13300	11200
3 Ton	16300	13600
3.5 Ton	19100	15900
4 Ton	22000	18100
5 Ton	27200	22600
6 Ton	32400	27000

##### Vertical Closed Loop Systems

System Tonnage	VCLSWD	VCLSWOD
	w/distribution	w/o distribution
2 Ton	12400	10900
2.5 Ton	15700	13700
3 Ton	20600	17800
3.5 Ton	22600	19100
4 Ton	25600	22400
5 Ton	32200	27400
6 Ton	38400	33000

##### Open Discharge Open Loop Systems

System Tonnage	ODOLSWD	ODOLSWOD
	w/distribution	w/o distribution
2 Ton	8900	7600
2.5 Ton	11300	9300
3 Ton	13800	11100
3.5 Ton	16300	12800
4 Ton	18700	14600
5 Ton	22900	18200
6 Ton	27000	21800

##### Return Well Open Loop Systems

System Tonnage	RWOLSWD	RWOLSWOD
	w/distribution	w/o distribution
2 Ton	9700	8600
2.5 Ton	12200	10300
3 Ton	14700	12100
3.5 Ton	17000	13700
4 Ton	19600	15500
5 Ton	23700	19000
6 Ton	27900	22600

**SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES****Fast Food Base Costs**

Per square foot, C - Grade quality and design

Area	Cost	Area	Cost
700	165.42	2200	110.78
800	158.79	2300	109.63
900	153.25	2400	108.49
1000	142.02	2500	107.51
1100	137.35	2600	106.54
1200	132.69	2700	105.71
1300	129.31	2800	104.89
1400	125.93	2900	104.15
1500	123.36	3000	103.42
1600	120.79	3500	99.82
1700	118.76	4000	97.87
1800	116.73	4500	96.36
1900	115.09	5000	94.97
2000	113.46	5500	93.80
2100	112.12	6000	92.80

Add for basements per square foot

Area	Unfinished	Finished Open	Finished Divided
200	55.62	98.85	---
400	42.64	83.35	---
600	37.08	76.55	88.45
800	35.47	72.45	84.46
1000	33.86	69.62	81.71
1200	32.43	67.60	79.75
1400	31.00	65.96	78.16
1600	29.58	64.70	76.93
1800	28.15	63.63	75.89
2000	26.72	62.69	74.97
2200	27.28	61.93	74.24
2400	27.14	61.24	73.56
2600	27.00	60.67	73.01
2800	26.86	60.10	72.46
3000	26.01	59.60	72.03
3200	25.35	59.22	71.60
3400	24.68	58.78	71.23
3600	24.02	58.46	70.87
3800	23.35	58.09	70.56
4000	22.69	57.77	70.25

Add for canopies per square foot 17.97

**Quality Grade and Design Factors**

To be applied to the C - Grade prices above.

A		160	A
	-1	150	
	2	140	
	+1	130	
B		120	B
	-1	115	
	+2	110	
	+1	105	
C		100	C
	-1	95	
	+2	90	
	+1	85	
D		80	D
	-1	70	
	+2	60	
	+1	50	
E		40	E

**Paving**

Per square foot

See commercial yard paving rates

**Detached Canopies**

Per square foot

Low cost installation	16.33
Average installation	17.97
Good installation	20.76
High cost installation, elaborate finish and décor	25.16

Note: Solariums should be included in the base area and priced using the appropriate base rate.

## SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES (continued)

### Stations with Service Bays

Per square foot C - Grade quality and design.

Area	Cost	Area	Cost
600	102.30	1400	75.82
700	95.77	1500	74.79
800	90.92	1600	73.77
900	87.10	1700	72.75
1000	84.06	1800	71.94
1100	81.58	2000	68.91
1200	79.52	2200	66.63
1300	77.76	2400	65.12

NOTE: For drive-thru car wash bays see car wash building schedule.

### Stations without Service Bays

Per square foot C - Grade quality and design.

Area	Cost	Area	Cost
150	182.54	800	81.63
200	154.73	900	78.76
250	136.99	1000	76.48
300	124.64	1100	74.59
350	115.36	1200	73.02
400	108.19	1300	71.71
500	97.58	1400	70.18
600	90.10	1500	69.47
700	85.24	1600	68.77

Add for unfinished basements

Area	Cost	Area	Cost
200	55.62	1000	33.86
400	42.64	1200	32.43
600	37.08	1600	29.58
800	35.47		

Add for attached canopies, per square foot  
 Typical steel frame including soffit and lighting 20.75  
 Typical unfinished wood frame including lighting 9.00

### Public Restroom Building

Per square foot

Area	Cost	Area	Cost
125	130.32	800	93.64
150	124.77	900	93.04
200	117.01	1000	92.74
250	111.71	1100	92.54
300	107.79	1200	92.50
400	102.25	1300	92.49
500	98.52	1400	92.48
600	95.70	1500	92.47
700	94.43	1600	92.46

### Paving

Per square foot

See commercial yard paving rates

### Quality Grade and Design Factors

To be applied to the C - Grade prices above.

A	160	-1	95
-1	150	+2	90
+2	140	+1	85
+1	130	D	80
B	120	-1	70
-1	115	+2	60
+2	110	+1	50
+1	105	E	40
C	100		

### Detached Canopies

Per square foot

Includes lighting, soffits and supports.

	Steel	Wd. Frame and Sheath
Low Cost Installation	19.53	9.08
Average Quality Installation	25.21	11.30
Good Quality Installation	27.79	12.07
High Cost Elaborate Installation	30.02	12.49
Add 25% for round canopy		

### Self - Service Cashier Booths

LOW COST

Per square foot  
 Open style booth,  
 minimum elect.,  
 no plumbing

Area	Cost
25	262.68
50	204.48
75	147.60
100	136.53
125	128.90
150	120.09
175	113.17
200	107.63
225	102.98
250	99.12
275	95.76
300	92.79

AVERAGE (STEEL)

Per square foot  
 Typical cashier booth,  
 good elect.,  
 no plumbing

Area	Cost
50	269.96
75	215.12
100	201.78
125	164.09
150	152.88
175	144.06
200	137.01
225	131.09
250	126.18
275	121.90
300	118.12

Add 25% for bullet-proof glass.  
 Add for plumbing.

GOOD (STEEL)

Good security structure  
 with bullet-proof glass  
 and 2 plumbing fixtures.

Area	Cost
75	285.32
100	264.55
125	214.96
150	199.31
175	187.12
200	177.43
225	169.34
250	162.66
275	158.86
300	151.76

Add/deduct for plumbing  
 Add for intercom system

1600 per fixture.  
 397

**Location Cost Multipliers**

The residential cost schedules in this manual are based on the building costs for residential structures in the Indianapolis metropolitan area as of January 1, 2011. By applying these cost schedules, the assessing official is attempting to calculate the replacement cost new of a residential structure within his/her jurisdiction. Since construction costs vary from one jurisdiction to another, it shall be necessary to apply location cost multipliers to the costs published in this guideline in order to accurately reflect actual costs within his/her jurisdiction.

These location cost multipliers can be determined in one of two ways. The first and most accurate method is for the county assessor to develop a location cost multiplier for his/her respective county. This can be done using techniques such as surveying residential contractors to determine actual construction costs or by comparing the cost of residential structures built and sold on or about January 1, 2011 to the costs published in this manual. The county assessor may use any acceptable technique of estimating a location cost multiplier and must submit the technique and resultant multiplier to the DLGF for review and approval prior to its application in the county.

The second method, which is presented as an alternative to the preferred method, is to use the location cost multipliers listed in Table G-1 below. These multipliers have been developed by reviewing comparative cost multipliers for various Indiana localities as published in several national cost services.

The location cost multiplier is to be applied to all residential improvements, not just the main structure, in order to arrive at replacement cost new. The only exception to this is with manufactured and mobile homes, they will not receive a cost multiplier, as they are typically built in a given location and delivered to various locations to be used. The proper place for applying the location cost multiplier is discussed in Chapters 3, 4 and 5 of this manual.

**Table G-1--Location Cost Multipliers by County**

COUNTY	MULTIPLIER	COUNTY	MULTIPLIER	COUNTY	MULTIPLIER
Adams	92.00%	Hendricks	100.00%	Pike	89.00%
Allen	92.00%	Henry	87.00%	Porter	113.00%
Bartholomew	91.00%	Howard	88.00%	Posey	99.00%
Benton	90.00%	Huntington	91.00%	Pulaski	89.00%
Blackford	86.00%	Jackson	91.00%	Putnam	100.00%
Boone	100.00%	Jasper	97.00%	Randolph	86.00%
Brown	95.00%	Jay	86.00%	Ripley	91.00%
Carroll	89.00%	Jefferson	91.00%	Rush	100.00%
Cass	88.00%	Jennings	91.00%	Scott	92.00%
Clark	92.00%	Johnson	100.00%	Shelby	99.00%
Clay	93.00%	Knox	87.00%	Spencer	95.00%
Clinton	100.00%	Kosciusko	91.00%	St. Joseph	92.00%
Crawford	92.00%	LaGrange	92.00%	Starke	98.00%
Daviess	87.00%	Lake	113.00%	Steuben	92.00%
Dearborn	92.00%	LaPorte	110.00%	Sullivan	92.00%
Decatur	91.00%	Lawrence	93.00%	Switzerland	91.00%
Dekalb	92.00%	Madison	100.00%	Tippecanoe	90.00%
Delaware	86.00%	Marion	100.00%	Tipton	100.00%
Dubois	87.00%	Marshall	92.00%	Union	86.00%
Elkhart	92.00%	Martin	88.00%	Vanderburgh	99.00%
Fayette	87.00%	Miami	88.00%	Vermillion	91.00%
Floyd	92.00%	Monroe	93.00%	Vigo	92.00%
Fountain	90.00%	Montgomery	90.00%	Wabash	88.00%
Franklin	92.00%	Morgan	100.00%	Warren	90.00%
Fulton	88.00%	Newton	95.00%	Warrick	98.00%
Gibson	99.00%	Noble	92.00%	Washington	92.00%
Grant	88.00%	Ohio	92.00%	Wayne	86.00%
Greene	93.00%	Orange	93.00%	Wells	91.00%
Hamilton	100.00%	Owen	93.00%	White	90.00%
Hancock	100.00%	Parke	92.00%	Whitley	92.00%
Harrison	92.00%	Perry	87.00%		